



Environmental Planning Commission

***Agenda Number: 10
Project Number: 1011363
Case Number: 17EPC- 40042
Hearing Date: December 14, 2017***

Staff Report

<i>Agent</i>	Murphy Oil USA
<i>Applicant</i>	Murphy Oil USA
<i>Request</i>	Site Development Plan for Building Permit
<i>Legal Description</i>	Lot C-2, Seven Bar Ranch,
<i>Location</i>	Hwy 528 NW between Cottonwood Dr. NW and Ellison Dr. NW
<i>Size</i>	1.25 acres.
<i>Existing Zoning</i>	SU-1 for IP uses
<i>Proposed Zoning</i>	SU-1 for IP uses

Staff Recommendation

***APPROVAL of Project # 10 11363
Case # 17EPC-40042
based on the Findings and subject
to the Conditions of Approval
included within this report***

***Staff Planner
Maggie Gould***

Summary of Analysis

This is a request for a Site Development Plan for Building Permit to allow the development of a 1,200 square foot convenience store and gas station with 8 fuel pumps. The proposed use is allowed under the existing zoning and the proposed development meets the standards of the Zoning Code.

The request is consistent with the intent of the Seven Bar Sector Development to have variety of services in the area. The request is consistent with West Side Strategic Plan intent to have employment and services in the Cottonwood area and consistent with Comprehensive Plan intent to place auto oriented uses on commuter corridors. The West Side Coalition of Neighborhoods and property owners within 100 feet of the subject site were notified. A facilitated meeting was requested and will take place on October 2.

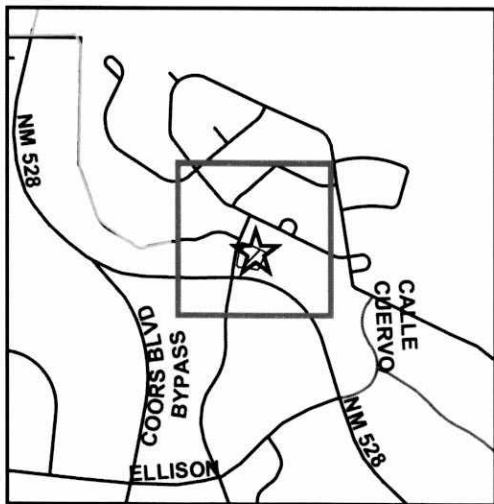
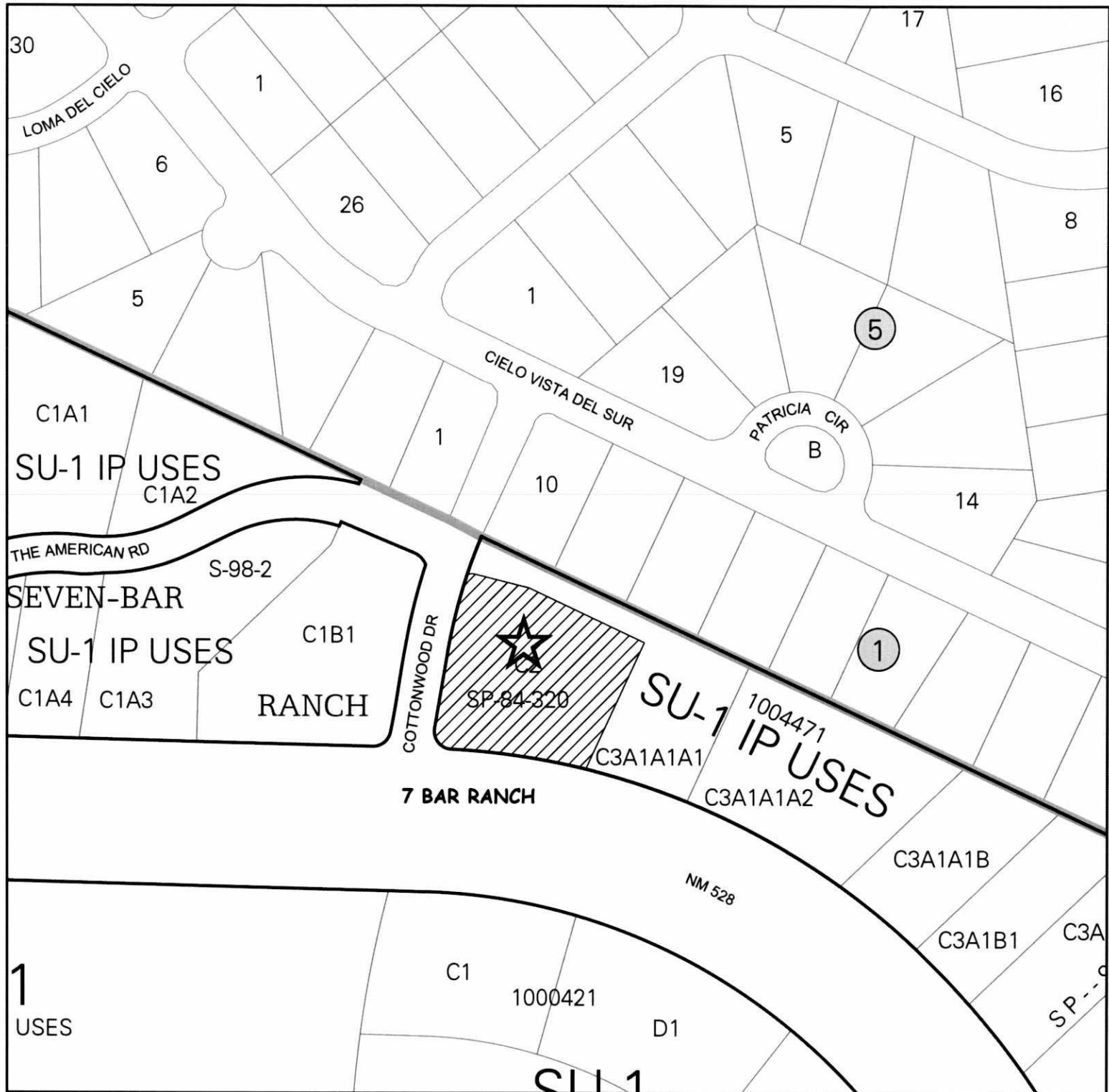
Staff received a phone call from a neighbor who was concerned about the light and noise from the proposed development and was opposed to the development. Staff recommends approval.

Map





2016 aerial photo, CABQ AGIS



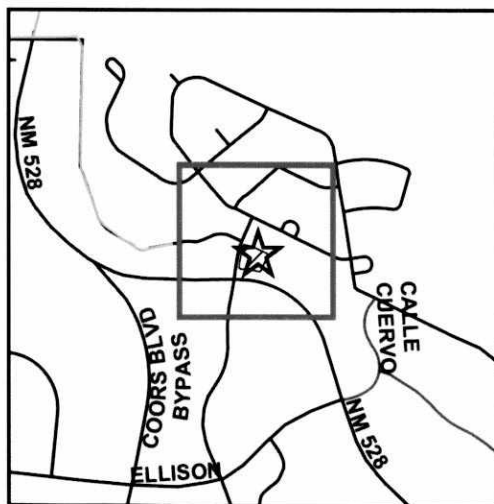
ZONING MAP

Note: Grey shading indicates County.



1 inch = 192 feet

Project Number:
1011363
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10/12/2017
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LAND USE MAP

Note: Grey shading
indicates County.

KEY to Land Use Abbreviations

AGRI Agriculture
 COMM Commercial - Retail
 CMSV Commercial - Service
 DRNG Drainage
 MFG Manufacturing
 MULT Multi-Family or Group Home
 PARK Park, Recreation, or Open Space
 PRKG Parking
 PUBF Public Facility
 SF Single Family
 TRAN Transportation Facility
 VAC Vacant Land or Abandoned Buildings
 WH Warehousing & Storage



1 inch = 192 feet

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1011363

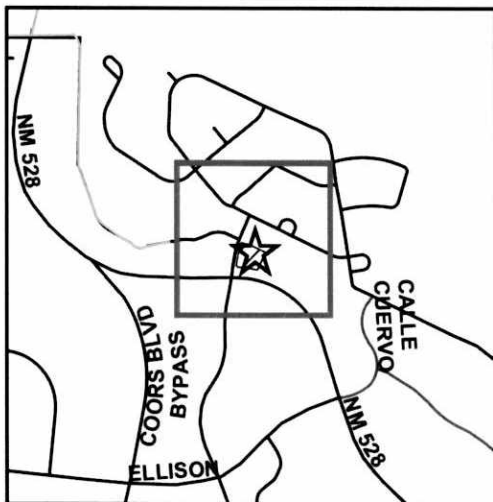
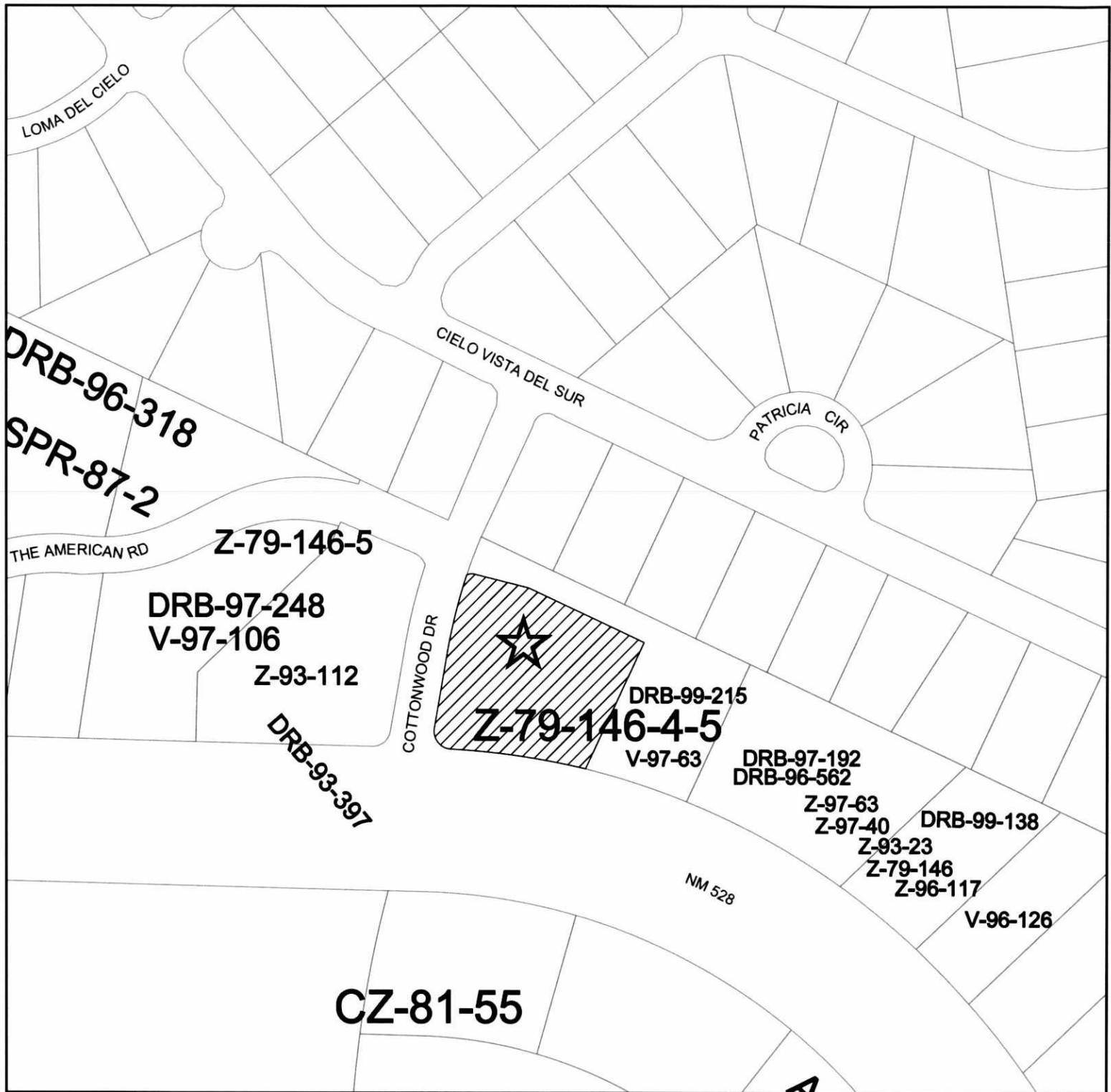
Hearing Date:

10/12/2017

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HISTORY MAP

Note: Grey shading
indicates County.



1 inch = 192 feet

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1011363

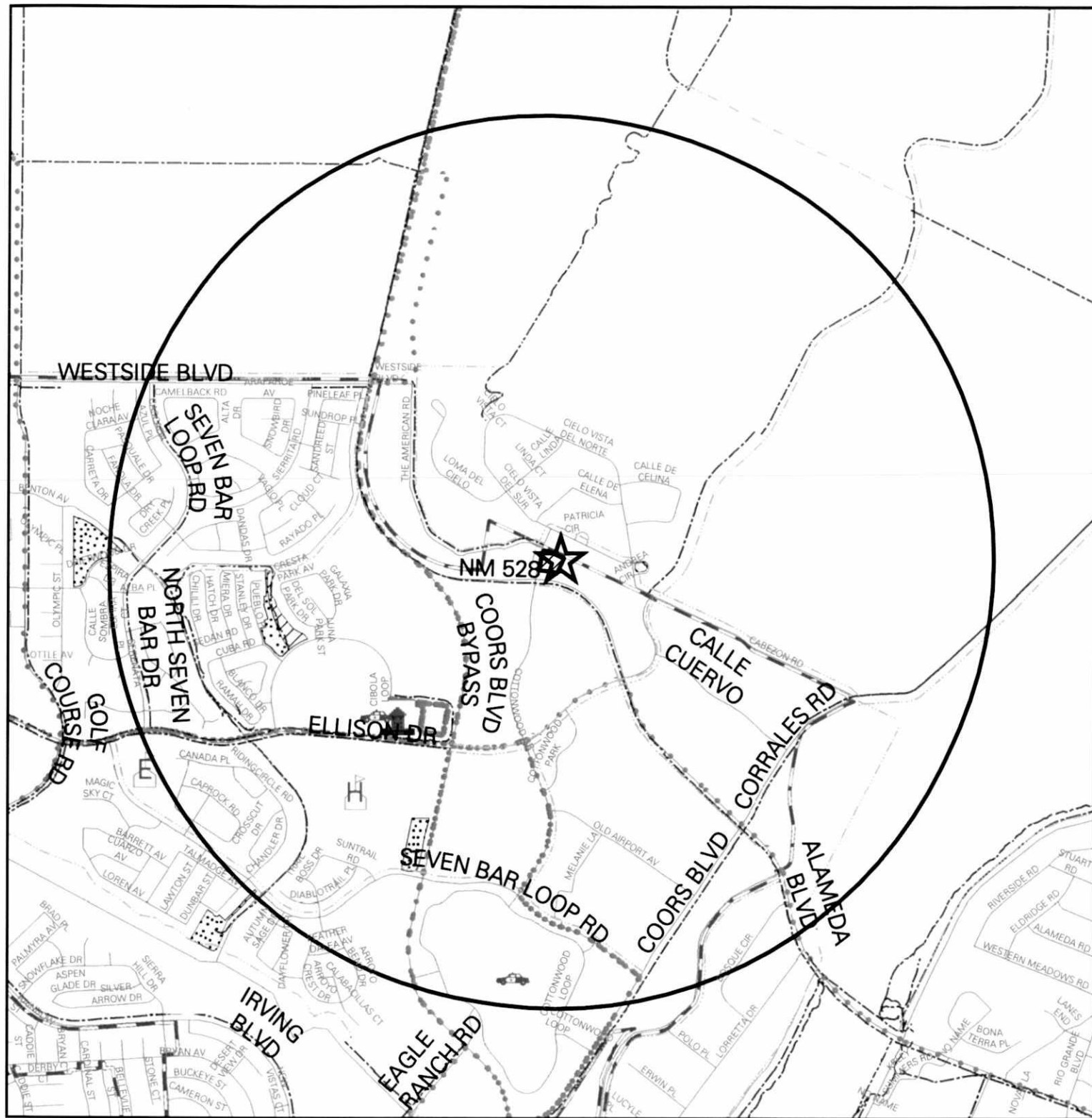
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10/12/2017

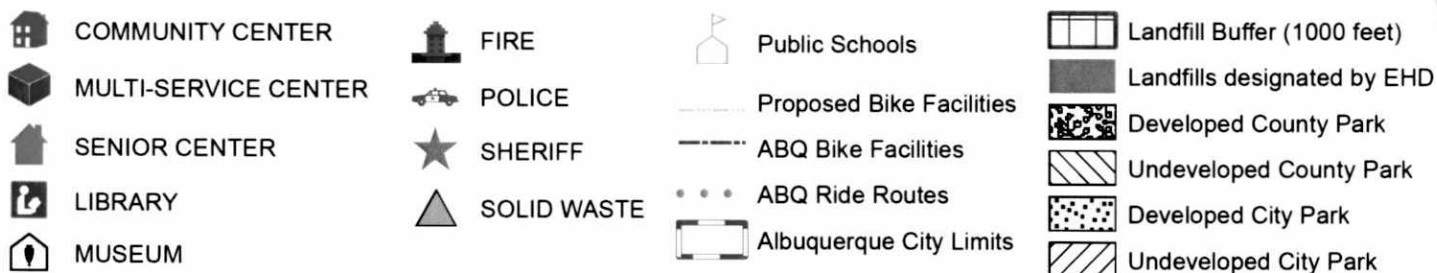
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Public Facilities Map with One-Mile Buffer



Project Number: 1011363

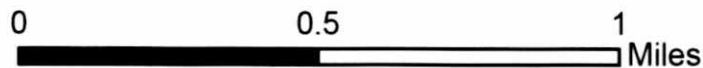


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I. INTRODUCTION

A. Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for IP Uses	Area of Consistency	Vacant
North	County R-1	Established Urban (Bernalillo County)	Single Family residential
South	SU-1 for IP Uses	Area of Consistency	Commercial
East	SU-1 for IP Uses	Area of Consistency	Commercial
West	SU-1 for IP Uses	Area of Consistency	Commercial

B. Proposal

The applicant proposes to develop a 3,445 square foot convenience store and 8 fuel pumps on a vacant 1.25 acres site located at the northeast corner of Cottonwood Drive and New Mexico Highway 528. This case was deferred from the October hearing to allow the applicant to redesign the site and increase the size of the convenience store building.

C. EPC Role

The subject site is zoned SU-1 for IP uses. §14-16-2-22 requires that development in the SU-1 zone occur in conformance with an approved Site Development Plan and states that No building permit shall be approved unless it is consistent with a complete site development plan for building permit and landscaping plan for the lot in question, approved by the Planning Commission or its designee. The case is quasi-judicial matter.

D. History/Background

Five major land use categories with corresponding zoning designations were established upon adoption of the Seven Bar Ranch Sector Development Plan in 1985 (R-309, Enactment Number 74-1985): 1.) Residential, 2.) Employment/Office, 3.) Commercial, 4.) Town Center, 5.) Parks & Open Space. The existing SU-1 for IP Uses zoning for the subject site falls under the Employment/Office land use category with the goal of creating self-sufficient sub-areas of commercial development intermixed with residential and employment uses. The stated intent of the land use and zoning designation for the subject site is to encompass a diversity of uses ranging from large single unit land consumers

(such as corporate headquarters) to highly diverse small-scale complexes of light industrial office or warehousing (Seven Bar Ranch SDP, pg. 11).

The subject site is vacant, but once contained a building. Aerial photos from the City AGIS system show that the building was constructed prior to 1996 and was demolished between 2002 and 2004. Staff did not find any record of the previous development.

E. Context

The subject site is located just east of the Cottonwood Major Activity Center as designated by the Comprehensive Plan. The West Side Strategic Plan states that the subject site is within the Seven Bar Ranch Community and the Seven Bar Regional Center. The site is surrounded by commercial service, commercial retail, wholesale / warehousing, multi-family and single family residential uses.

F. Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The LRRS designates Alameda/NM 528 as a Principal Arterial.

The LRRS designates Cottonwood Drive as a Local street.

G. Comprehensive Plan Corridor Designation

Identify designation of adjacent corridor and its intent

H. Trails/Bikeways

There is an existing NM Department of Transportation bike path on NM 528. There is City bike lane proposed for NM 528 and for the American Road, west of Cottonwood drive.

I. Transit

Alameda Boulevard is a Commuter Corridor. There are no routes on this segment of NM 528, however multiple routes to all parts of the City are accessible at the Northwest Transit Center, on Ellison Road about 1/2 mile west of the site

J. Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

A. Albuquerque Comprehensive Zoning Code

The existing zoning for the subject site is SU-1 for IP Uses which entitles the applicant to all permissive and conditional uses of the Industrial Park Zone (IP). The proposed gas station and convenience store The existing zoning for the subject site is SU-1 for IP Uses which entitles the applicant to all permissive and conditional uses of the Industrial Park Zone (IP). The proposed gas station and convenience stores uses for the subject site are permissive per Section 14-16-2-19(A)(22) which states that the retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair are allowed (gasoline, oil and liquefied petroleum and is specifically listed as a permissive use). The conditional uses of the IP zone allow permissive and conditional uses of the M-1 zone which, includes which allows retailing which is not permissive in the IP zone, Section 14-16-2-20(B)(5).

B. Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. Areas of Consistency focus on protecting and enhancing the existing character of single family neighborhoods. Revitalization and development should be at a scale and density similar to immediately surrounding development in order to reinforce existing character of established neighborhoods. Applicable policies include:

Policy 5.1.12 Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.

The proposed gas station and convenience store will be located along the NM 528 Commuter Corridor, an appropriate location for auto oriented development. The request furthers Policy 5.1.12 Commuter Corridors.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The proposed building is consistent with the design requirements of the Zoning Code and will be of the a similar scale and intensity as the surrounding development. The proposed use is allowed under the existing zoning. The request furthers the goal and Policy 5.6.3 Areas of Consistency.

C. West Side Strategic Plan (WSSP, Rank 2)

The WSSP was first adopted in 1997 and recently amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located within the Seven Bar Ranch Community designated in the WSSP which is bounded by the Calabacillas Arroyo and the County line, and between the Rio Grande and an area slightly west of the Rainbow Boulevard corridor. Applicable policies include:

Policy 1.6: Large areas dedicated to employment uses shall be preserved on the West Side at Seven Bar Ranch, Atrisco Business Park, and Double Eagle II Airport. Additional employment center development is also encouraged. The City of Albuquerque and Bernalillo County economic development programs shall actively encourage employers to locate in these employment centers.

The request places a commercial use that will add to employment options in the area in the Seven Bar Ranch Center. The request furthers Policy 1.6.

Policy 3.1: The Cottonwood Mall area shall be designated as the West Side's Regional Center. The boundaries of the Regional Center are shown on page 33. Development appropriate to a Regional Center, including the largest commercial and highest density development of anywhere on the West Side, shall occur in this location.

Policy 3.3: Development of the Regional Center shall be inclusive of mixed-uses, and multi-modal transportation systems. Connections to transit systems and bicycle/pedestrian linkages must be provided with all new development. The City will continue discussion regarding location of a transit center within the Regional Center.

The request generally furthers WSSP Policies 3.1 and 3.3 because the proposed commercial use is appropriate to a Regional and Neighborhood Center as defined by the WSSP. The proposed use is intended to serve the needs of the residents of the eastern portion of the Seven Bar Community. The Site Development Plan for Building Permit shows connections to the sidewalk from the building. The site is .5 miles from the Northwest Transit facility.

D. Seven Bar Ranch Sector Development Plan (SBRSDP (Rank 3)

The SBRSDP was first adopted in 1985, and revised in 2005 and 2007. The Plan generally encompasses properties bounded by Golf Course Road, the Calabacillas Arroyo, the Rio Grande, the Corrales Village limits and Westside Boulevard specific boundaries are shown on Exhibit 6 in the Plan. The main purpose of the Plan was to establish zoning and guide future development in the area. The SBRSDP design guidelines do not seek to predict development, but rather provide a framework that will allow for development within each land use type to be flexible and adapt to changing market forces over time.

The Seven Bar Ranch Sector Development Plan does not have specific design standards, but calls for consistent landscaping, consistent color, material and details and consistent architectural elements within each sub-area.

The request is consistent with the intent of the Seven Bar Sector Development to have variety of services in the area.

III.SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

A. Request

The applicant proposes a 3,445 square foot convenience store and gas station with 8 fuel pumps.

Section 14-16-3-11(B) of the Zoning Code states, “... Site Development Plans are expected to meet the requirements of adopted city policies and procedures.” As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, the Comprehensive Zoning Code and all other applicable City planning documents.

B. Site Plan Layout / Configuration

The entrance faces west. Parking is provided on the north side of the site and directly in front of the building to the west..

Landscaping buffers will screen the proposed building from the residential development to the north the north from the site.

The building is setback 82 feet from NM 528 , 155 feet from Cottonwood Drive and 50 feet from the American Road. The IP zone requires a 20 foot front set back, and 10 feet on rear and sides. The request complies with the setback requirements.

C. Public Outdoor Space

No outdoor space is required or provided.

D. Vehicular Access, Circulation and Parking

The site takes access from Cottonwood drive via a 36 foot wide drive aisle near the southwest corner of the site and access from the American Road via 36 foot wide drive aisle located near the center of the rear property line.

Eighteen parking spaces are provided; The zoning code § 14-16-3-1(A)(27), Off Street Parking Regulations, requires one parking space for each 200 square feet of net leasable space for retail and services uses. Eighteen spaces would be required for the 3,445 square foot building.

E. Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access to site is from the six foot wide sidewalk along NM 528, the six foot wide sidewalk along Cottonwood drive. The applicant will extend the pedestrian connection from Cottonwood to the front door of the building and add a pedestrian crossing from the accessible parking loading/unloading zone.

One bike space is required, §14-16-3-1(B)(3), 3 are provided. One motorcycle space is required and provided §14-16-3-1(C).

F. Walls/Fences

No walls or fences are shown on the site plan.

G. Lighting and Security

The applicant proposes standard 16 foot tall light poles with downcast fixtures to prevent light from impacting the adjacent properties. The Zoning Code , §14-16-3-9(F), limits light pole height to 16 feet within 100 feet of a residential zone. The area to the north of the site is zoned R-1. The applicant included a photometric plan showing that the lighting will not spillover onto the residences to the north.

H. Landscaping

The applicant proposes a palette of low and medium water plants that are generally successful in the area. All on site landscaping must conform to the requirements of 14-16-3-10 (Landscaping Regulations Applicable to Apartment and Non-Residential Development) Section of the Comprehensive Zoning Code, Street Tree requirements. The zoning requires landscaping on 15% of the net lot area and requires 75% coverage with live vegetative cover on those areas.

The subject site is 54,540 square feet; 8,181 square feet of landscaping would be required. The applicant proposes 24,355 square feet of landscaping, 44% of the site. Additional plant material will be added to the ponding area and along Cottonwood Drive to achieve the 75% cover.

I. Grading, Drainage, Utility Plans

The subject is relatively flat with less than a foot of grade change for most of the site. Stormwater will be accommodated in a ponding area on the southeast side of the site.

J. Architecture

The Sever Bar Sector Development Plan does not require a specific architectural style. The proposed building will be brick veneer in light tan and light brown with red accents at the entryway near the top of the building and brushed aluminum at the top of the building. The canopy will also be red.

The IP zone requires that height fall within a 45 degree angle from the boundary of the premises; meaning that the setback and height are basically equal. The proposed building is 22 feet 8 inches in height, with a 26 foot tall entryway feature; the proposed canopies are 18 feet 9 inches in height. The height of the building and canopy comply with the underlying zone.

K. Signage

All signage on the subject site must comply with Sections 14-16-3-5 (General Sign Regulations) and 14-16-2-19(A)(25) (Industrial Park Zone). Per these requirements, one free-standing sign is permitted for each street frontage, or joint sign premises, which has at least 200 feet of street frontage. This would allow a 26' foot high, 100 square foot sign on the subject site along NM Highway 528 and an additional 75 square foot sign along Cottonwood Drive. A maximum of twenty percent of building facades facing NM Highway 528 and fifteen percent of the facades facing Cottonwood Drive may be used as building mounted signage area.

The applicant proposes an 8 foot tall, 57.5 square foot monument sign at the corner of NM 528 and Cottonwood Drive and two Murphy Express logo signs, 64.21 square feet on the east and west sides of the canopy.

IV. AGENCY & NEIGHBORHOOD CONCERNS

A. Reviewing Agencies/Pre-Hearing Discussion

The applicant updated the plans to address the comments from Transportation and Long Range Planning.

B. Neighborhood/Public

The West Side Coalition of Neighborhoods was notified as were property owners within 100 feet of the subject site.

Staff received a phone call from a neighbor who was concerned about the light and noise from the proposed development and was opposed to the development.

A facilitated meeting occurred on October 2, attendees were opposed to the development and expressed concern about traffic, especially traffic from the American Road to the north of the site because it is directly behind the residences. Other traffic concerns included large trucks accessing the site, traffic backing up on to Alameda Boulevard and the existing misalignment of Cottonwood Dr. causing accidents.

Residents were opposed to alcohol sales on the site and problems that might stem from those sales. Attendees were concerned about crime and the possibility of robberies at the site. Also concerns were expressed about transients buying alcohol and drinking on or near the site. Excess trash from the use was also a concern.

Neighbors were concerned about lighting from the site spilling over into the residential areas.

The neighbors would also like wall constructed along the northern side of the site to screen the use from the adjacent residential use.

Staff received a petition from surrounding neighbors opposing the request.

V. CONCLUSION

This is a request for a Site Development Plan for Building Permit to allow the development of a 3,445 square foot convenience store and gas station with 8 fuel pumps. The proposed use is allowed under the existing zoning and the proposed development meets the standards of the Zoning Code.

The request is consistent with the intent of the Seven Bar Sector Development to have variety of services in the area. The request is consistent with West Side Strategic Plan intent to have employment and services in the Cottonwood area and consistent with Comprehensive Plan intent to place auto oriented uses on commuter corridors.

The proposed use is allowed under the existing zoning.

FINDINGS, Site Development Plan for Building Permit

Project # 1011363, Case # 17EPC- 40042

1. This is a request for a Site Development Plan for Building permit for Lot C-2, Seven Bar Ranch located on Hwy 528 NW between Cottonwood Dr. NW and Ellison Dr. NW and containing approximately 1.25.
2. The request will allow the development of a 3,445 square foot gas station and convenience store with 8 fuel pumps.
3. The proposed use is allowed under the existing SU-1 for IP uses zoning.
4. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Seven Bar Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is in a Comprehensive Plan Area of Consistency. The following policies are relevant to the request:

Policy 5.1.12 Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.

The proposed gas station and convenience store will be located along the NM 528 Commuter Corridor, an appropriate location for auto oriented development. The request furthers Policy 5.1.12 Commuter Corridors.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The proposed building is consistent with the design requirements of the Zoning Code and will be of the a similar scale and intensity as the surrounding development. The proposed use is allowed under the existing zoning. The request furthers the goal and Policy 5.6.3 Areas of Consistency.

6. The subject site is within the boundaries of the West Side Strategic Plan. The following policies are relevant to the request:

Policy 1.6: Large areas dedicated to employment uses shall be preserved on the West Side at Seven Bar Ranch, Atrisco Business Park, and Double Eagle II Airport. Additional employment center development is also encouraged. The City of Albuquerque and Bernalillo County economic development programs shall actively encourage employers to locate in these employment centers.

The request places a commercial use that will add to employment options in the area in the Seven Bar Ranch Center. The request furthers Policy 1.6.

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Policy 3.3: Development of the Regional Center shall be inclusive of mixed-uses, and multi-modal transportation systems. Connections to transit systems and bicycle/pedestrian linkages must be provided with all new development. The City will continue discussion regarding location of a transit center within the Regional Center.

The request generally furthers WSSP Policies 3.1 and 3.3 because the proposed commercial use is appropriate to a Regional and Neighborhood Center as defined by the WSSP. The proposed use is intended to serve the needs of the residents of the eastern portion of the Seven Bar Community. The Site Development Plan for Building Permit shows connections to the sidewalk from the building. The site is .5 miles from the Northwest Transit facility.

7. The request is consistent with the intent of the Seven Bar Sector Development to have variety of services in the area.
8. The photometric plan submitted with the applicant shows that the light from the proposed light poles will not spill over on to the residences to the north.
9. The West Side Coalition of Neighborhoods was notified as were property owners within 100 feet of the subject site.
10. A facilitated meeting occurred October 2 neighbors expressed opposition to the project and were concerned about traffic, lighting, alcohol sales, crime, trash and drainage.
11. Staff received a petition from surrounding neighbors opposing the request.
12. Staff received a phone call from a neighbor who was concerned about the light and noise from the proposed development and was opposed to the development.

RECOMMENDATION

APPROVAL/ of 17EPC-40042, a request for Site Development Plan for Building Permit, for Lot C-2, Seven Bar Ranch based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Building Permit

Project # 1001011363, Case # 17EPC- 40042

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan

since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Additional evergreen trees shall be added to the north side of the site to further screen the residential area to the north from the site.
4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

***Maggie Gould
Planner***

Notice of Decision cc list:

Murphy Oil

Gerald Worrall 1039 Pinatubo Place NW ABQ, NM 87120

Harry Hendriksen 10592 Rio Del Sole Court ABQ, NM 87114

AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No adverse comments.

Long Range Planning

Extend the pedestrian connection from Cottonwood to the front door of the building with a material other than asphalt, preferably colored and textured concrete.

Extend the pedestrian crossing from the accessible parking loading/unloading zone using a material other than asphalt, preferably colored and textured concrete.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

Transportation Development Conditions:

These comments were addressed by the applicant

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following comments need to be addressed prior to DRB:

1. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**" Please call out detail and location of HC signs.
2. The ADA access aisles shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
3. Per the zoning code, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
4. Sidewalk easement will be required for portion of sidewalk in the property.
5. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.

6. The ADA ramp at the north corner of the lot should be brought up to ADA standards and have truncated domes installed.

Comments on the updated December site plan

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
3. Infrastructure and/or ROW dedications may be required at DRB.
4. All work within the public ROW must be constructed under a COA Work Order.

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

No comments.

Traffic Engineering Operations

The site fronts onto Cottonwood Drive NW and Alameda Blvd. (NM 528). Alameda Blvd. is classified as a Regional Principal Arterial by MRCOG's 2040 Long Range Roadway System Map. MRCOG's 2040 Long Range Bikeway System Map calls for a bicycle lane on Alameda Blvd. and a bicycle route on Cottonwood Drive.

WATER UTILITY AUTHORITY

Utility Services

No adverse comments.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

All new/proposed refuse enclosures must be built to COA minimum requirements. Need high visibility markers on all canopy corners.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Transit Corridor- Alameda Boulevard Commuter Corridor

Transit Route- No routes on this segment of NM 528

Current Service/Stops- Multiple routes to all parts of the City are accessible at the Northwest Transit Center, on Ellison Road about 1/2 mile west of the site

Comments/Support/Requests- No Comment

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. An existing PNM overhead distribution line is located along the western boundary of the site. It is the applicant's obligation to abide by any conditions or terms of those easements.

2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Andrew Gurule

PNM Service Center

4201 Edith Boulevard NE

Albuquerque, NM 87107

Phone: (505) 241-0589

3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers

3

and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.



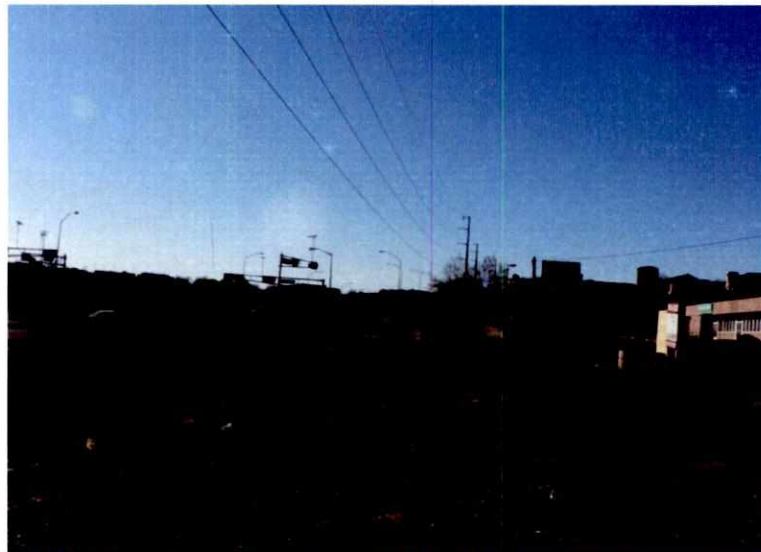
View of
the
subject
site
looking
northeast



Looking
north
west



View of the subject site looking west



View of the subject site looking west along NM 528



View of the subject site looking east along NM 528

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

October 12, 2017

Murphy Oil USA
c/o Jillian Janovsky
3 Executive Dr., Suite 150
Somerset, NJ 08873

Project# 1011363
17EPC-40042 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above action for all or a portion of Tract C-2, Seven Bar Ranch, zoned SU-1 for IP Uses, located on the northwest corner of NM Highway 528 NW and Cottonwood Dr. NW, containing approximately 1.25 acres. (A-14)

Staff Planner: Maggie Gould

On October 12, 2017 the Environmental Planning Commission (EPC) voted to DEFER Project 1011363/17EPC-40042, a Site Development Plan for Building Permit, based on the following findings:

FINDINGS:

Albuquerque

1. The applicant requests a 60 day deferral to the December 14, 2017 EPC hearing.
2. The deferral will allow time for the applicant to revise the Site Development Plan for Building Permit to add additional square footage to the proposed convenience store building.

www.cabq.gov

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **OCTOBER 27, 2017**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).


OFFICIAL NOTICE OF DECISION

Project #1011363

October 12, 2017

Page 2 of 2

Sincerely,


For Suzanne Lubar
Planning Director

SL/MG

cc: Murphy Oil USA Inc. c/o Jillian Janovsky, 3 Executive Dr. Suite 150, Somerset, NJ 08873
Gerald Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120
Harry Hendriksen, 10592 Rio Del Sole Ct NW, ABQ, NM 87114

ZONING

Please refer to the Zoning Code or referenced Area or Sector Development Plan for specifics.

APPLICATION INFORMATION



SUBDIVISION

- ☐ Major subdivision action
☐ Minor subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☐ for Subdivision
☒ for Building Permit
☐ Administrative Amendment (AA)
☐ Administrative Approval (DRT, URT, etc.)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

- ☐ Annexation

V ☐ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
P ☐ Adoption of Rank 2 or 3 Plan or similar
☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D ☐ Street Name Change (Local & Collector)

L A **APPEAL / PROTEST of...**
☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
ADDRESS: _____ FAX: _____
CITY: _____ STATE _____ ZIP _____ E-MAIL: _____
APPLICANT: Murphy Oil USA Inc c/o Jillian Janovsky PHONE: 908-208-4328
ADDRESS: 3 Executive Drive, Suite 150 FAX: _____
CITY: Somerset STATE NJ ZIP 08873 E-MAIL: jjanovsky@greenbergfarrow.com
Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: submission for site development plan review for building permit with the EPC
1.25 ac site for proposed 1200 SF convenience store with 8 fuel pump gasoline sales

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. C-2 Block: _____ Unit: _____
Subdiv/Addn/TBKA: Seven Bar Ranch
Existing Zoning: SU-1 Proposed zoning: N/A MRGCD Map No _____
Zone Atlas page(s): A-14-Z UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): _____

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? _____
No. of existing lots: 1 No. of proposed lots: _____ Total site area (acres): 1.25
LOCATION OF PROPERTY BY STREETS: On or Near: 3751 HWY 528 NW
Between: HWY 528 NW Elison Dr and The American Rd NW On: Cottonwood Dr
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒ Review Date: 5/9/2017

SIGNATURE

(Print Name) Jillian Janovsky DATE 8/25/17
Applicant: ☒ Agent: ☐

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>17EPC 40042</u>	<u>SBP</u>	—	<u>\$385.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	—	<u>\$75.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>CNF</u>	—	<u>\$50.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	—	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	—	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	—	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	—	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	—	<u>\$510.00</u>

Hearing date October 12, 2017

8-28-17
Staff signature & Date

Project # 1011363

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – EPC PUBLIC HEARING

- ☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**

- 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies.
 - For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
- Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Completed Site Development Plan for Subdivision and/or Building Permit Checklist
- Sign Posting Agreement
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- ☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17) Maximum Size: 11" x 17"**

- ☒ 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- ☒ Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies.
- ☒ Site Development Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 15 copies
- ☒ Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the request
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- ☒ Sign Posting Agreement
- ☒ Completed Site Plan for Subdivision and/or Building Permit Checklist
- ☒ Traffic Impact Study (TIS) form with required signature
- ☒ Fee (see schedule)
- ☒ List any original and/or related file numbers on the cover application

NOTE: For waiver requests of a wireless regulation requirement, the following materials are required in addition to those listed above:

- Collocation evidence as described in Zoning Code §14-16-3-17(C)(2)
- Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(D)(1)(d)(ii)
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(D)(1)(d)(iii)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(D)(1)(d)(v).
- Registered engineer or architect's stamp on the Site Development Plans. Refer to §14-16-3-17(D)(1)(d)(iv)
- Office of Neighborhood Coordination inquiry response based on ¼ mile radius, notification letter, certified mail receipts
- Map showing 100 foot buffer (excluding ROW) around the site, list of property owners, certified mail receipts

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- ☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- Proposed amended Site Development Plan (folded to fit into an 8.5" by 14" pocket) 15 copies
- DRB signed Site Development Plan being amended (folded to fit into an 8.5" by 14" pocket) 15 copies
- DRB signed Site Development Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 15 copies
- Site plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Development Plan for Building Permit Checklist (not required for SPS amendment)
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Jillian Janovsky

Applicant name (print)

Applicant signature / date



Form revised August 2017

- ☐ Checklists complete
- ☐ Fees collected
- ☐ Case #s assigned
- ☐ Related #s listed

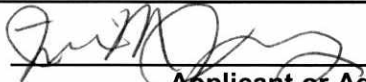
Application case numbers
EPC - 40047

Planner signature / date
Project #: 101363

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.

 8/25/17
Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- ☒ A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan
- ☒ B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

- ☒ 1. Date of drawing and/or last revision
- ☒ 2. Scale:
 - 1.0 acre or less 1" = 10'
 - 1.0 - 5.0 acres 1" = 20'
 - Over 5 acres 1" = 50'
 - Over 20 acres 1" = 100'
 - [other scales, if approved by staff]
- ☒ 3. Bar scale
- ☒ 4. North arrow
- ☒ 5. Vicinity map
- ☒ 6. Signature Block (for DRB site dev. plans)
- ☒ 7. Property lines (clearly identify)
- ☒ 8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
- ☒ 9. Phases of development including location and square footages of structures, circulation, parking and landscaping
- ☒ 10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- ☒ 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- ☒ 2. Dimensions and square footage of each structure
- ☒ 3. Proposed use of each structure
- ☒ 4. Walls, fences, and screening: indicate height, length, color and materials
- N/A 5. Loading facilities
- ☒ 6. Conceptual site lighting (indicate general location & maximum height)
- ☒ 7. Location of refuse container and enclosure
- N/A 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

2. Parking and Circulation

- ☒ A. Parking layout with spaces numbered per aisle and totaled.
 - ☒ 1. **Location and typical dimensions**, including handicapped spaces
 - ☒ 2. **Calculations:** spaces required: 6 provided: 7

Handicapped spaces (included in required total) required: 1 provided: 1
Motorcycle spaces (in addition to required total) required: 1 provided: 1
- ☒ B. Bicycle parking & facilities
 - ☒ 1. Bicycle racks, spaces required: 2 provided: 3
 - N/A 2. Bikeways and other bicycle facilities, if applicable
- N/A C. Public Transit
 - N/A 1. Bus facilities, including routes, bays and shelters existing or required
- ☒ D. Pedestrian Circulation
 - ☒ 1. Location and dimensions of all sidewalks and pedestrian paths
 - ☒ 2. Location and dimension of drive aisle crossings, including paving treatment
 - ☒ 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk
- ☒ E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)
On C-01 SITE PLAN
 - ☒ 1. Ingress and egress locations, including width and curve radii dimensions
 - ☒ 2. Drive aisle locations, including width and curve radii dimensions
 - N/A 3. End aisle locations, including width and curve radii dimensions
 - ☒ 4. Location & orientation of refuse enclosure, with dimensions
 - ☒ 5. Curb cut locations and dimensions
 - ☒ 6. Existing and proposed street widths, right-of-way widths and curve radii
 - N/A 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - ☒ 8. Location of traffic signs and signals related to the functioning of the proposal
 - ☒ 9. Identify existing and proposed medians and median cuts

3. Phasing – This is required information if phasing of project is anticipated

- ☒ Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff

- ☒ 1. Scale - must be same as scale on sheet #1 - Site Plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ☒ 5. Existing and proposed easements
- ☐ 6. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
- ☒ 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
- ☒ 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
- ☒ 9. Identify location and size (SF) of all landscaping areas, including:
 - A. Type, location and size of trees (common and/or botanical names)
 - B. Type and location of all ground cover material (organic/inorganic)
 - C. Existing vegetation, indicating whether it is to be preserved or removed
 - D. Ponding areas either for drainage or landscaping/recreational use
 - E. Turf area – only 20% of landscaped area can be high water-use turf
- ☒ 10. Landscape calculation table:
 - A. Required and Provided Landscape Area – square footage and percent
 - B. Required and Provided Trees (street, parking lot, screening, etc.)
- ☒ 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
- ☒ 12. Verification of adequate sight distance
- ☒ 13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

A. General Information

- ☒ 1. Scale - must be same as Sheet #1 - Site Plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ☒ 5. Building footprints
- ☒ 6. Location of Retaining walls

B. Grading Information

- ☒ 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
- ☒ 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
- ☒ 3. Identify whether ponding is required
- ☒ 4. Indicate Finished Floor Elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

N/A 5. Cross Sections

Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change.

- ☒ 6. In addition to the above, the following must be provided for DRB applications:
- A. Conceptual onsite drainage system
 - B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

- ☒ 1. Fire hydrant locations, existing and proposed.
- ☒ 2. Distribution lines
- ☒ 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ☒ 4. Existing water, sewer, storm drainage facilities (public and/or private).
- ☒ 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- ☒ 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- ☒ 2. Bar Scale
- ☒ 3. Detailed Building Elevations for each facade
 - ☒ a. Identify facade orientation (north, south, east, & west)
 - ☒ b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
 - ☒ c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
 - ☒ d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
- ☒ 4. Dimensions, colors and materials of Refuse Enclosure
- N/A 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

- ☒ 1. Site location(s)
- ☒ 2. Sign elevations to scale
- ☒ 3. Dimensions, including height and width
- ☒ 4. Sign face area - dimensions and square footage clearly indicated
- ☒ 5. Lighting
- ☒ 6. Materials and colors for sign face and structural elements
- ☒ 7. Verification of adequate sight distance

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Murphy Oil USA, Inc c/o Jillian Janovsky (GreenbergFarrow) DATE OF REQUEST: 08/22/17 ZONE ATLAS PAGE(S): A-14-Z

CURRENT:

ZONING SU-1

PARCEL SIZE (AC/SQ. FT.) 1.25 ac/ 54,450 SF

LEGAL DESCRIPTION:

LOT OR TRACT # C-2 BLOCK # _____

SUBDIVISION NAME Seven Bar Ranch

REQUESTED CITY ACTION(S):

ANNEXATION ☐

ZONE CHANGE ☐: From _____ To _____

SECTOR, AREA, FAC, COMP PLAN ☐

AMENDMENT (Map/Text) ☐

SITE DEVELOPMENT PLAN:

SUBDIVISION* ☐ AMENDMENT ☐

BUILDING PERMIT ☒ ACCESS PERMIT ☐

BUILDING PURPOSES ☐ OTHER ☐

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☐

NEW CONSTRUCTION ☒

EXPANSION OF EXISTING DEVELOPMENT ☐

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 8 pump islands

BUILDING SIZE: 1200 (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE _____

DATE 8/25/17

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☒ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☐

Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

Lopez/PA
TRAFFIC ENGINEER

08-25-17
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

Revised January 20, 2011



State of New Mexico
Aubrey Dunn, Commissioner of Public Lands

BUSINESS LEASE

Lease No. BL-2369

THIS LEASE, dated **August 1, 2017** is made and entered into by and between the Commissioner of Public Lands, hereinafter referred to as "Lessor", and **Murphy Oil USA, Inc.** whose address is **200 E. Peach Street, El Dorado, AR 71730** hereinafter referred to as "Lessee".

Lessor and Lessee agree and covenant as follows:

1. **LEASE.** For and in consideration of and subject to the terms, conditions, covenants and reservations contained herein, Lessor leases to Lessee the following described tract of land, hereinafter referred to as the "leased premises":

Tract C-2 Seven Bar Ranch Subdivision (3751 Alameda Blvd. NW, Albuquerque, NM 87114 containing 1.25 acres (54,450 square feet) of land, more or less.

The rights granted herein are subject to all valid existing rights in the leased premises.

2. **WATER RIGHTS.** No water rights shall be used, placed or developed on the leased premises without the express, written consent of Lessor. All water appropriated shall be pursuant to state law and regulations. Any water rights used, placed or developed on the leased premises are herein and hereby deemed to belong to the Lessor, and all such rights shall be developed in the name of the Lessor.

3. **RESERVATIONS.** Lessor reserves the right to execute leases for the exploration, development and production of geothermal resources, oil and gas, sand, gravel, coal, shale, clay, rock, building stone or materials, potassium, sodium, phosphorus, salt or any other minerals or deposits of whatsoever kind located in, under or upon the leased premises and all rights of access, ingress and egress through or across the leased premises that are necessary or convenient to such exploration, development or production. Lessor further reserves the right to grant rights-of-way and easements over, upon, or across the leased premises for public highways, railroads, tramways, telephone, telegraph and power lines, irrigation works, sewer lines, drainage ditches, mining, logging, and for other purposes. Lessor shall not permit any applicable lessees hereunder to interfere with Lessee's construction of improvements on or under the leased premises and/or Lessee's business operations thereon.

4. **TERM.** The term of this Lease shall begin on the date of this Lease and end at midnight on **August 1, 2037** unless terminated or canceled earlier as herein provided. Lessee may renew this Lease for up to four (4) additional consecutive periods of five (5) years each, by

delivering written notice of its intent to renew to lessor not later than one hundred eighty (180) days before the expiration of the original twenty (20) year term or the then-current option term; provided, however, Lessor hereby approves, and shall not contest, relinquishment of this Lease by Lessee at any time following **August 1, 2037** provided that Lessee is not in default of the Lease at the time of said termination, and also that Lessee surrenders the leased premises in compliance with Sections 9 and 11 of this Lease. Nothing contained herein shall limit the right of Lessor to sell or exchange the leased premises during the Lease term.

5. **RENT.** Lessee shall pay to Lessor as rent for the leased premises and for the rights and privileges granted hereunder according to the following schedule:

\$45,000 for the first year, and increasing by two percent (2%) each year thereafter for the duration of the Lease

due and payable in advance on or before the **1st of August** of each year during the term of this Lease. Time is of the essence in the performance of this agreement. Interest on delinquent rent payments shall accrue from the date the payment becomes due at the rate of one percent a month or any fraction of a month. Lessee shall also pay a late processing fee of **\$500.00** for any delinquent payment of rent, in accordance with the Lessor's schedule of fees.

6. **PERMITTED USE.** Lessee shall use the leased premises for the sole and exclusive purpose of: ***a commercial fuel station and convenience store.*** No other uses shall be permitted. Prior to the first lease anniversary, Lessee shall submit a Closure Plan to the Lessor that will describe the actions the Lessee will take to reclaim, restore, and/or remediate the lease premises. The Closure Plan will be sufficiently detailed so that the Lessor can assess how the Lessee intends to comply with the provisions of this Lease including those related to improvement removal and reclamation.

7. **IMPROVEMENTS.** Lessee may place the following improvements on and/or under the leased premises:

1200-1400 square foot structure, canopy, 8 fuel dispensers, underground tanks and dumpster enclosure; along with accessories and improvements incidental to the permitted use set forth in Section 6 above

No other improvements shall be placed on the leased premises without the prior amendment of this Lease pursuant to Paragraph 21 hereof to permit such improvement placement, such amendment not to be unreasonably withheld, conditioned or delayed by Lessor. Lessee shall maintain and protect from waste and trespass all improvements placed on the leased premises. In the event improvements other than those authorized herein are placed on the leased premises, Lessor may either declare title to such improvements in Lessor without payment of compensation to Lessee or Lessor may order the removal of such improvements and the restoration of the leased premises to their condition existing prior to the placement of said improvements at Lessee's expense. The foregoing rights of Lessor shall be cumulative to Lessor's right to cancel this Lease as herein provided.

8. **LIEN.** To secure the payment of any rent amount that becomes due, and to satisfy all reasonable costs incurred by Lessor in recovering said rent amount, Lessor shall have a first and prior lien on any and all improvements, fixtures and equipment placed on the leased premises.

9. **IMPROVEMENT REMOVAL, RECLAMATION AND RESTORATION.** Prior to termination of this Lease, Lessee shall remove all improvements placed on the leased premises and restore the surface of the leased premises to substantially the same condition it was in before the placement of said improvements. However, Lessor may elect to require Lessee to leave all or some of the improvements, which shall become the property of Lessor after the Lease is terminated; however, this election shall not include the fuel system (tanks, piping, dispensers and ancillary equipment) which Lessee shall remove. Lessee shall fully comply with the revegetation and reclamation requirements as described in the Closure Plan in Paragraph 6 and/or the Lease before Lessee is released of its obligations; provided, however, if any rent amount is due and unpaid at the time of Lease cancellation or termination, Lessee shall remove improvements and restore the leased premises as herein provided only at such time, in such manner, and under such conditions, as Lessor may in writing demand. Lessee hereby waives, and shall not assert, any right to compensation for improvements on the leased premises under Section 19.7.14 NMSA (1978). Lessee's obligations to restore the surface of the land to substantially the same condition it was in when the Lease was effective shall survive the termination of the Lease.

A. All costs, fines and fees incurred by Lessor as a result of improvements left on the leased premises without Lessor's approval, and all costs, fines and fees incurred as a result of damage or waste to trust lands and their improvements during the term of the Lease, or arising from or in connection with Lessee's use and occupancy of the leased premises, shall remain the sole liability of the Lessee and shall be deemed additional rent due.

B. Lessor retains the right to require additional site remediation or reclamation beyond the requirements established in the Closure Plan. Further, Lessor, in Lessor's sole discretion but in consultation with Lessee, may give notice that it wishes to elect to establish alternative methods to ensure proper protection of the leased premises.

10. **BOND.** Within 45 days of the effective date of the Lease, Lessee shall provide the Lessor with a bond from a New Mexico-licensed surety, in a form approved by the Lessor, in the amount of four hundred thousand dollars (\$400,000.00) to secure performance of any and all of Lessee's obligations arising in and from this Lease, including but not limited to: rents, royalties, removal of all lease improvements and equipment, remediation, reclamation. Lessee shall notify Lessor of the name and address of the entity which it has selected. The bond shall not be released until all remediation is complete as certified by Lessor, and all conditions, including all remedies set forth in this Lease, are satisfied.

11. **RELINQUISHMENT.** Lessee, if not in default under this Lease, may at any time apply to relinquish the Lease to Lessor and be relieved of further obligations under the Lease, provided, however, such relinquishment shall not be valid or effective until approved in writing by Lessor, such approval not to be unreasonably withheld, conditioned or delayed by Lessor. Lessee must file an application to relinquish the Lease at least 30 days prior to the date on which the Lessee requests the relinquishment to go into effect. Lessor may condition relinquishment on any terms he deems reasonable. Relinquishment shall be made on a form prescribed by Lessor

and shall be accompanied by the required relinquishment fee as set forth in Lessor's schedule of fees. Upon relinquishment Lessee shall not be entitled to the refund of any rent previously paid.

A. Notwithstanding any terms to the contrary in this Section 11, in the event Lessee does not receive all required approvals and permits needed to accomplish its permitted use, including, without limitation, approvals for Lessee's signage, within nine (9) months following the date this Lease is executed, Lessor hereby approves, and shall not contest, relinquishment of this Lease based on inability to obtain required permits and approvals by Lessee provided that: 1) all rental payments have been received by Lessor as specified in this agreement; 2) Lessee files fully comprehensive and complete permit application within forty-five (45) days of executing this lease; and 3) all required reclamation and other requirements of this Lease have been fulfilled by Lessee.

B. Notwithstanding any terms to the contrary in this Section 11, Lessee may relinquish this Lease within sixty (60) days following the date this Lease is executed, as a result of Lessee's review of title on the leased premises, which review shall be at Lessee's expense with reasonable cooperation as needed from Lessor. Lessor hereby approves, and shall not contest, relinquishment of this Lease based on title review by Lessee provided that all rental payments have been received by Lessor as specified in this agreement and all required reclamation and other requirements of this Lease have been fulfilled by Lessee.

12. **ASSIGNMENT.** Lessee shall not assign this Lease, any part thereof, or assign any improvements located on the leased premises without the prior amendment of this Lease pursuant to Paragraph 21 hereof to permit such assignment, provided, however, Lessor shall not unreasonably withhold, condition or delay approval of any such amendment requested by Lessee. Any Lease assignment without Lease amendment shall be null and void. Lessor may condition such Lease amendment upon an increase in the rent amount and the modification or addition of other Lease provisions.

13. **SUBLEASE.** Lessee shall not sublease the rights granted hereunder, any part thereof, any portion of the leased premises or any improvements located on the leased premises without the prior amendment of this Lease pursuant to Paragraph 21 hereof to permit such sublease. Any sublease without Lease amendment shall be null and void. Lessor may condition such Lease amendment upon an increase in the rent amount and the modification or addition of other Lease provisions.

14. **COLLATERAL ASSIGNMENT.** Lessee shall obtain approval of Lessor in accordance with State Land Office Rule 19.2.9.15 NMAC before making any collateral assignment or mortgage of its interest in this Lease or its improvements, and any such collateral assignment or mortgage shall be subject to the conditions, limitations and requirements set forth in the State Land Office rules. Lessor's approval of a collateral assignment or mortgage shall not release Lessee from any of its obligations under this Lease, except as agreed to in writing by Lessor. If Lessor gives Lessee a notice of default, Lessor shall simultaneously provide a copy of the notice to an approved collateral assignee or mortgagee, which shall have the right to cure the default within the time provided, subject to the requirements of State Land Office rules. An approved collateral assignee or mortgagee may succeed to the rights and duties of Lessee, and it may assign the Lease in accordance with Paragraph 12, above, and State Land Office rules governing assignments.

15. **DEFAULT AND CANCELLATION.** Upon Lessee's violation of any of the terms, conditions or covenants contained herein, including the failure to pay the rent when due, Lessor may cancel this Lease after providing Lessee thirty (30) days' notice of the default by registered mail. The mailing of such notice as herein provided shall constitute notice of Lessor's intention to cancel the Lease and no proof of receipt of such notice shall be necessary in order for Lessor to enter Lease cancellation thirty (30) days after the mailing of the notice if Lessee has not cured the default to Lessor's satisfaction within said thirty (30) day period; provided, however, that the parties may agree in writing that reasonable additional time is needed to cure a violation and Lessor shall not cancel this Lease provided that Lessee is in compliance with the agreement for additional time. Lessee agrees that if a court of competent jurisdiction determines that Lessee has breached any of the terms, conditions or covenants of this Lease, Lessee shall pay the costs incurred by Lessor in litigating the default, including reasonable attorney fees. In the event of a breach of the terms of this Lease by the Lessee, the Lessor also shall have all remedies available at law or equity.

16. **WAIVER.** No employee or agent of Lessor has the power, right or authority to orally waive any of the terms, conditions, or covenants hereof and no waiver by Lessor of any of the terms, conditions or covenants hereof shall be effective unless in writing and executed by Lessor. Lessor's waiver of Lessee's breach or default of any of the terms, conditions or covenants hereof shall not constitute or be construed as a waiver of any other or subsequent breach or default by Lessee. The failure of Lessor to enforce at any time any of the terms, conditions or covenants hereof or to exercise any option herein provided, or to require at any time performance by Lessee of any of the terms, conditions, or covenants hereof shall not constitute or be construed to be a waiver of such terms, conditions, or covenants, nor shall it affect the validity of this Lease or any part thereof, or Lessor's right to thereafter enforce each and every such term, condition and covenant.

17. **COMPLIANCE WITH LAWS.** Lessee shall fully comply with all federal and state laws, regulations, rules, ordinances and requirements, applicable to the leased premises or to Lessee's operations thereon, including but not limited to all applicable laws governing water; endangered or threatened species; hazardous materials; environmental protection; land use; health and safety; cultural, historic or archeological / paleontological properties; waste; trespass; and all New Mexico State Land Office Rules and Regulations, including those that may be hereafter promulgated. Lessee's obligations under this paragraph include but are not limited to compliance with NMSA 1978 Section 19-6-5, requiring a lessee of State Trust Land to protect the leased premises from waste or trespass. Lessee's compliance with all laws, regulations and policy shall be at its own expense.

18. **WAIVER, RELEASE AND PROTECTION OF THE LEASED PREMISES.** Lessee is leasing the leased premises based on Lessee's own inspection and investigation of and judgment regarding the leased premises. Lessor makes no warranties or representations of any kind or nature with regard to the leased premises or with regard to this transaction.

If accidental discharge, release, spill, or fire or any other event having environmental consequence occurs, Lessee agrees to provide notice to Lessor at the same time and in the same manner as Lessee is required to notice provide to the federal, state or local agency having

responsibility for enforcing compliance with environmental laws, regulations and policy. If applicable to Lessee's business operation, Lessee shall maintain New Mexico Corrective Action Fund eligibility throughout the term of this Lease; however, Lessor may require Lessee to conduct remediation and restoration pursuant to Paragraph 9 herein, without regard for coverage or payment from the New Mexico Corrective Action Fund. Lessee agrees that, upon request by Lessor, Lessor shall have access to all reports, documents, test data and all other materials provided by Lessee to or received by Lessee from a governmental agency having responsibility for enforcing compliance with environmental or other laws.

In the event Lessor is required to incur any cost or expense to enforce the provisions of this Lease, including but not limited to consultants, engineers, soil, air or water sampling and attorney's fees and costs, Lessee shall be liable for and reimburse Lessor for said costs and expenses.

19. INDEMNIFICATION; INSURANCE.

A. Lessee shall hold harmless, indemnify and defend the State of New Mexico, Lessor and Lessor's employees, agents, and contractors, in both their official and individual capacities, from any and all liabilities, claims, losses, damages, or expenses, including but not limited to reasonable attorneys' fees, loss of land value, third party claims, penalties or removal, remedial or restoration costs arising out of, alleged to arise out of or indirectly connected with a) the operations hereunder of Lessee or Lessee's employees, agents, contractors, or invitees, b) the activities of third parties on the leased premises, whether with or without Lessee's knowledge or consent. In the event that any action, suit or proceeding is brought against Lessee, Lessee shall, as soon as practicable but no later than two (2) business days after it receives notice thereof, notify the legal counsel of Lessor and the Risk Management Division of the New Mexico General Services Department by certified mail. This Paragraph 19(A) shall survive the termination, cancellation or relinquishment of this Lease, and any cause of action of Lessor to enforce this provision shall not be deemed to accrue until Lessor's actual discovery of said liability, claim, loss, damage, or expense. Lessor shall hold harmless, indemnify and defend Lessee for the actions of Lessor's employees, agents, and contractors, in both their official and individual capacities, from any and all liabilities, claims, losses, damages, or expenses, to the limits of, and as provided in, the New Mexico Tort Claims Act, Section 41-4-1 *et seq.* NMSA 1978.

B. During the Term of this Lease, Lessee shall, at Lessee's cost and expense, obtain and maintain at all times with insurers authorized to do business in the State of New Mexico commercial general liability insurance (in the broadest form then available in New Mexico) that names the Lessor ("**New Mexico State Land Office**") as an insured party, protecting the Lessor against claims for bodily injury, personal injury, death and property damage. Such an insurance policy must specifically provide coverage for the Lessor and its employees and agents in minimum amounts of \$200,000 for damage to or destruction of each legally described real property arising out of a single occurrence with an aggregate of \$2,000,000; \$2,000,000 per occurrence/aggregate for bodily injury, personal injury or death; and \$2,000,000 with respect to any one occurrence. Higher coverage for the Lessor may be reasonably required by the Lessor from time to time, including but not limited to increases needed to provide complete coverage for Lessor's maximum liability under the New Mexico Tort Claims Act, Section 41-4-1 *et seq.* NMSA 1978. Insofar as the above-described insurance provides protection against liability for damages to third parties for personal injury, death, and property damage, lessor shall be included as an additional insured, provided such liability insurance coverage shall also extend to damage, destruction and injury to Lessor-owned or Lessor-leased property and Lessor personnel, and caused by or resulting from

work, acts operations or omissions of Lessee. Lessor shall have no liability for premiums charged for such coverage, and inclusion of Lessor as an insured party is not intended to, and shall not make Lessor a partner or joint venturer with Lessee in its operations.

C. The policy of insurance required to be maintained by Lessee pursuant to Paragraph 19(B) shall be reasonably satisfactory to Lessor and shall (a) provide for the benefit of Lessor that thirty (30) days prior written notice of suspension, cancellation, termination, modification, non-renewal or lapse or material change of coverage shall be given to all insured parties and that such insurance shall not be invalidated by any act or neglect of Lessor, nor by any foreclosure or other proceedings or notices thereof relating to the Land, leasehold or improvements, nor by occupation of the Land for purposes more hazardous than are permitted by such policy; (b) not contain a provision relieving the insurer thereunder of liability for any loss by reason of the existence of other policies of insurance covering the Land, leasehold or improvements against the peril involved, whether collectable or not; and (c) include a contractual liability endorsement evidencing coverage of Lessee's obligation to indemnify Lessor pursuant to Paragraph 19(A).

D. In addition, the Lessee must obtain at its own expense, adequate insurance coverage or may self-insure in an amount adequate to protect its operations, property, employees and agents in amounts Lessee finds sufficient. Lessee shall be solely responsible for obtaining insurance policies that provide coverage for losses of Lessee-owned property, including improvements, if Lessee decides not to self-insure its property, including improvements. Lessor shall not be required to provide such coverage or be responsible for payment of Lessee's costs for such insurance or self-insurance.

E. Within ten (10) days after the execution of this Lease by Lessor and delivery to Lessee, Lessee shall deliver to Lessor original or duplicate certificates of insurance evidencing all the insurance which is required to be maintained under this Lease by Lessee certifying that all requirements set forth herein have been complied with, and within ten (10) days prior to the expiration of any such insurance, other original or duplicate certificates evidencing the renewal of such insurance. Unless waived by the Lessor, in its sole discretion, Lessee shall deliver to Lessor copies of the relevant insurance policies and policy riders/endorsements. A certificate, policy, endorsement or rider which states that failure to give Lessor notice imposes no liability or obligation on the insurer shall not be in compliance with this Lease. For example, certificates or policies stating that the insurer shall "endeavor to notify" and that "failure to give such notice imposes no obligation" on the insurer are unacceptable to Lessor. Failure to comply with the insurance specifications in this Lease is a material breach of the Lease. Different types of required insurance may be written in one or more policies.

20. **SCOPE OF AGREEMENT.** This Lease incorporates all the agreements, covenants and understandings between Lessor and Lessee concerning the subject matter hereof and all such agreements, covenants and understandings are merged into this written Lease. No prior agreement or understanding between Lessor and Lessee shall be valid or enforceable unless expressly embodied in this Lease.

21. **AMENDMENT.** This Lease shall not be altered, changed or amended except by an instrument executed by both Lessor and Lessee.

22. **APPLICABLE LAW.** This Lease shall be governed by the laws of the State of New Mexico.

23. **EXHAUSTION OF ADMINISTRATIVE REMEDIES.** In the event that Lessee is aggrieved by a decision of Lessor to cancel this Lease, Lessee shall within thirty (30) days after the date of such decision file an administrative contest pursuant to NMSA 1978, § 19-7-64 and State Land Office Rule 15 (19.2.15 NMAC). Lessee shall initiate no court action regarding this Lease except to appeal a final decision of the Commissioner of Public Lands rendered pursuant to such a contest proceeding, and as provided by NMSA 1978, § 19-7-64.

24. **SUCCESSORS IN INTEREST; THIRD PARTIES.** All terms, conditions and covenants of this Lease and all amendments thereto shall extend to and bind the heirs, successors and assigns of Lessee and Lessor. There are no third party beneficiaries of this Lease.

25. **RE-LEASE.** At the expiration of the term of this Lease, Lessee may re-lease the leased premises provided Lessor has determined to offer the leased premises for the same uses as permitted herein, Lessee is not in default under this Lease, Lessee agrees to the terms offered by Lessor, and Lessee has bettered any offer to lease the leased premises made by a third party.

26. **HOLDING OVER.** If Lessee enters upon the leased premises after the termination or cancellation of this Lease for any purpose, or leaves any equipment, buildings, materials, property or debris on the leased premises after the termination or cancellation of this Lease, the rent due Lessor for such entry or presence shall be **\$178.00** for each day or any part of a day. Nothing contained herein shall be construed as the grant to Lessee of the right to enter the leased premises for any purpose after the termination or cancellation of this Lease without the prior written consent of Lessor.

27. **LEASE ENTERED INTO UNDER STATE LAND OFFICE RULE 9.** This Lease is entered into pursuant to New Mexico State Land Office Rule 9, "Business Leasing" (19.2.9 NMAC), and the provisions of that rule control the interpretation and application of the terms of this Lease, except that in the event of a conflict between a provision of this Lease and a provision of Rule 9, the Lease provision controls.

28. **CONDEMNATION.** If: (i) all or any part of the leased premises or the Lessee's improvements is taken or condemned for public or quasi-public use under any statute or by the right of eminent domain; or (ii) in lieu of a taking, all of any part of the leased premises or the improvements is conveyed to a public or quasi-public body under threat of condemnation (either, the "Condemnation"); then: (i) Lessee, at Lessee's election, shall promptly restore, replace, or demolish such improvements; provided that, in the case of demolition, Lessee shall restore the remaining leased premises to substantially the same condition as existed as of the date this Lease is executed by Lessor and Lessee; and (ii) all compensation paid as a result of the Condemnation shall belong to Lessor and Lessee according to their respective interests (which means all compensation for the leased premises shall be negotiated by and paid to Lessor, and all compensation for improvements shall be negotiated by and paid to Lessee). If in the reasonable judgment of Lessee, any condemnation renders the leased premises or improvements unsuitable for use by Lessee, then: (i) Lessee may relinquish this Lease as of the date of such Condemnation and subject to the requirements of Paragraph 9, and Lessor shall not unreasonably contest such relinquishment; and (ii) after such relinquishment, neither Lessor nor Lessee shall have any further

obligation or liability under this Lease except those obligations expressly stated to survive such termination.

29. **QUIET ENJOYMENT.** Subject to the terms of this Lease, upon paying the rent and performing the other terms, covenants and conditions of this Lease, Lessee shall and may peaceably and quietly have, hold, occupy, possess and enjoy the leased premises during the term, subject to the rights, if any, of the parties under easements or encumbrances of record. Lessee shall have at all times during the term absolute, exclusive, tenant-free possession of the leased premises. Notwithstanding the terms of this Paragraph 29, under no circumstances shall Lessor have any liability or pay any damages beyond the limits and conditions of the New Mexico Tort Claims Act, Section 41-4-1 *et seq.* NMSA 1978.

30. **MISCELLANEOUS.**

A. **Notice.** All notices and demands of any kind which either party may be required or may desire to serve upon the other party in connection with this Lease shall be in writing, signed by the party identified below or its counsel, and shall be served (as an alternative to personal service) by registered or certified mail, overnight courier service, or facsimile transmission during normal business hours (followed promptly by personal service or mailing of a hard copy), at the addresses set forth below:

To Lessor: New Mexico Commissioner of Public Lands
310 Old Santa Fe Trail
Santa Fe, NM 87501
Attention: Assistant Commissioner, Commercial
Resources Management Division

With Copy to: New Mexico Commissioner of Public Lands
310 Old Santa Fe Trail
Santa Fe, NM 87501
Attention: Office of the General Counsel

To Lessee: Murphy Oil USA, Inc.
Attention: Real Estate Department
P.O. Box 7300
El Dorado, AR 71731
Facsimile No.: (870) 875-7616
Telephone No: (870) 881-6734

With copy to: If notice is sent to Tenant via overnight courier,
notice is required solely to the following:
Murphy Oil USA, Inc.
Attention: Law Department
200 E. Peach Street
El Dorado, AR 71730
Facsimile No.: (870) 881-6628
Telephone No: (870) 881-6883

Any such notice or demand so served, shall constitute proper notice hereunder upon delivery to the United States Postal Service or to such overnight courier, or by confirmation of receipt of the facsimile. In the event delivery is made or attempted on a Saturday, Sunday, or a state or national holiday recognized in the State, delivery shall be deemed to be made on the next succeeding business day.

B. **Authorization.** Each person executing this Lease on behalf of Lessor and Lessee, respectively, warrants and represents that the party for whom he or she is acting has duly authorized the transaction contemplated herein and the execution of this Lease by him or her and that, when so executed, this Lease shall constitute a valid and binding obligation of the party on whose behalf it is so executed.

Executed in duplicate.

LESSEE:

MURPHY OIL USA, INC., ^{KAM}
a Delaware corporation

John A. Moore
Signature

Name: John Moore

Title: Senior Vice-President & General Counsel

LESSOR:

NEW MEXICO COMMISSIONER OF
PUBLIC LANDS

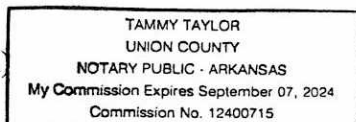
Aubrey Dunn
AUBREY DUNN

ACKNOWLEDGMENT IN A REPRESENTATIVE CAPACITY

State of Arkansas
County of Union

This instrument was acknowledged before on 7-11-2017 (date) by
John A. Moore (name) as SVP & General Counsel (title) of
Murphy Oil USA, Inc. (name of party on behalf of whom instrument is
executed).

(seal)



Tammy Taylor

(Signature of notarial officer)

My commission expires: 09/07/2024

Prepared By/Return To:

(Include telephone number)

MEMORANDUM OF LEASE

STATE OF NEW MEXICO)
) SS:
COUNTY OF BERNALILLO)

This is a Memorandum of an unrecorded lease ("**Lease**") dated the 1st day of August, 2017, by and between the New Mexico Commissioner of Public Lands, with an address of 310 Old Santa Fe Trail, Santa Fe, New Mexico 87501 ("**Lessor**"), and MURPHY OIL USA, INC., a Delaware corporation, with an address of 200 East Peach Street, El Dorado, Arkansas 71730 ("**Lessee**").

RECITALS:

For good and valuable consideration, Lessor shall lease to Lessee and Lessee shall lease from Lessor certain real property located in Albuquerque, Bernalillo County, New Mexico, as more particularly described on Schedule 1 attached hereto, and certain rights appurtenant thereto, as more particularly described in the Lease ("**Leased Premises**").

The Lease provides for the following:

1. The Lease is effective between Lessor and Lessee as of August 1, 2017; the Term of the Lease shall begin on August 1, 2017 and end at midnight on August 1, 2037 unless terminated or canceled earlier as provided in the Lease.

2. Lessee may renew the Lease for up to four (4) additional, consecutive periods of five (5) years each.

3. The interest of Lessor in the Premises will not be subject to liens for improvements made by or for the account of Lessee.

4. Lessor and Lessee hereby agree that upon a termination of the Lease for any reason in accordance with the terms and conditions of the Lease, that Lessor, acting alone and without the joinder of Lessee, may execute and file in the public records a notice of termination that reflects that the Lease has been terminated and that this Memorandum has no further force or effect, which notice of termination would thereby release the Premises from the encumbrance and operation of this Memorandum. Lessor shall immediately provide Lessee with notice of the execution and filing of the notice of termination and shall provide a copy of the notice upon recordation.

This Memorandum is not a complete summary of the Lease. Provisions in this Memorandum shall not be used to interpret the provisions of the Lease, and, in the event of conflict between this Memorandum and the Lease, the Lease shall control.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Memorandum of Lease this 18 day of July, 2017.

(Remainder of page intentionally left blank.)

Signed, sealed and delivered:

WITNESSES:

JJ Pruet
Print Name: Jennifer J. Pruet

Clyde A. Ward
Print Name: Clyde A. Ward

LESSOR:

New Mexico Commissioner of Public Lands

By: Aubrey Dunn
Print Name: Aubrey Dunn

Print Title: New Mexico Commissioner of Public Lands

STATE OF New Mexico
COUNTY OF Sandoval)SS:

This instrument was acknowledged before me on July 18, 2017, by Aubrey Dunn, in his/her capacity as the New Mexico Commissioner of Public Lands.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 18th day of July, 2017.

Stephanie Lemaster
Notary Public

Stephanie Lemaster
Notary Public Name Printed

My Commission Expires: July 2, 2019

My County of Residence: _____

(NOTARIAL SEAL)



WITNESSES:



Print Name:

Kelly Halstead



Print Name:

Tiffany Perwaro

LESSEE:

MURPHY OIL USA, INC., ~~LLC~~
a Delaware corporation

By:



Print Name: John Moore

Print Title: Sr. Vice-President / General
Counsel

STATE OF

Arkansas

)

)SS:

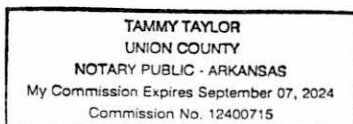
COUNTY OF

Union

)

This instrument was acknowledged before me on July 11, 2017, by John Moore, in his capacity as Senior Vice-President and General Counsel of Murphy Oil USA, Inc., a Delaware corporation, on behalf of such corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 11th day of July, 2017.




Notary Public

Tammy Taylor
Notary Public Printed

My Commission Expires:

09/07/2024

My County of Residence:

Union

SCHEDULE 1

Tract lettered "C-2" of SEVEN BAR RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on July 26, 1984, in Plat Book C24, folio 136.

TOGETHER WITH vehicular access to Cottonwood Drive NW over American Road per Reciprocal Roadway, Utility and Drainage Easement, as shown on Plat recorded in C24, Folio 136.

Gaven Ballinger, P.E.
Sr. Project Engineer
870.881.6678
Gaven.Ballinger@murphyusa.com



August 22, 2017

To City of Albuquerque

RE: Letter of Authorization

Dear Sir or Madam:

GreenbergFarrow is designated as the Agent with Authority to act on behalf of Murphy Oil USA Inc. in the application for Site Development Plan for Building Permit for Tract C-2 Seven Bar Ranch Subdivision, NEQ Alameda Blvd & Cottonwood Drive, for all actions required by the City of Albuquerque Planning Process. The Site Development Plan address is 3751 Alameda Blvd NW, Albuquerque, NM 87114.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Gaven Ballinger", written in a cursive style.

Gaven Ballinger, P.E.
Sr. Project Engineer

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 17-65 Date: 5/9/2017 Time: 3:00 PM

Address: NEC 528 + COTTONWOOD DRIVE

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: ☒ Kym Dicome ☐ Other: _____
Code Enforcement: ☒ Ben McIntosh ☐ Other: _____
Fire Marshall: ☐ Antonio Chinchilla ☐ Eric Gonzales

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- | | | |
|--|---------------------------------------|---|
| <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval |
| <input type="checkbox"/> Sector Dev. Plan Amendment | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval |
| <input type="checkbox"/> Site Dev. Plan for Subdivision | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval <input type="checkbox"/> Admin Approval |
| <input type="checkbox"/> Site Dev. Plan for Bldg. Permit | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval <input type="checkbox"/> Admin Approval |
| <input type="checkbox"/> Other _____ | | |

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: SU-1 FOR IP USES.

Proposed Use/Zone: _____

Applicable Plans: 7 BAR SDP.

Applicable Design Regulations: _____

Previously approved site plans/project #s: _____

Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other) _____

Handouts Given: _____

☐ Zone Map Amendment Process ☐ R-270-1980 ☐ AA Process ☐ EPC Schedule

Additional Notes:

- SU-1 ZONING. REQUIRE A SITE PLAN FOR BUILDING PERMIT THRU THE EPC. SU PERMIT IS COUNTY; CDA SU-1 IS SPECIAL USE ZONING (PER SECTION 14.16.2.22)
- NO PREVIOUS APP'LS OR ACTIONS ON THIS SITE EXCEPT ANNEXATION 1981 (7 BAR RANCH SDP)
- IMPACT FEES. CONTACT TONY LYOD @ 924.3934 } GROUND
RON VONDERHAMP 924.3984 } FLOOR

***Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

- TRAFFIC STUDY. CONTACT LOGAN PATZ 924.3630
- ~~SIGNAGE~~. DISCUSS ACCESS OFF COTTONWOOD (R IN / R OUT)
- SIGNAGE. AS LISTED UNDER IP + GUIDANCE FROM 7 BAR SDP.
- DESIGN STDS - REVIEW THE 7 BAR SDP ON PLANNING
- USE IP GAS STATION ALLOWED UNDER ~~WEBSITE~~.
14.16.2.19 (A)(22)(F) ~~RETAIL~~ SALES OF GASOLINE.
- SITE IN DEVELOPING URBAN - ALLOWED 1 FREE STANDING
SHALL BE PERMITTED @ STREET FRONTAGE. 100 SF SIGN
NOT TO EXCEED ^{26'} HEIGHT. DESIGN SHOULD ^{AREA} INCORPORATE ARCH. ELEMENTS.
- WALL MTD - 1 @ FAÇADE. 20% MAX. IF WHOLLY VISIBLE
FROM 528. 15% IF NOT.
- LIGHTING OF CANOPY - MUST MEET AREA LIGHTING REQS.
(14.16.3.9)
- 14.16.3.18. GENERAL BLDG/SITE FOR NON-RESIDENTIAL (DXG)
- GAS FUELING CANOPIES - CANOPIES + CANOPY FACIA SHALL
BE SIMILAR IN COLOR + TEXTURE TO MAJOR BLDG ON A SITE.
ALL UNDER CANOPY LIGHTING SHALL BE RECESSED SO THAT NO
LIGHT LENS PROJECT BELOW THE CANOPY CEILING. THE CANOPY
FACIA SHALL NOT BE INTERNALLY ILLUMINATED.
- REVIEW OTHER SITE PLANS IN AREA. PULL UP AGIS TO
GET PROJECT #S + REVIEW EPC FUES. #1004471, #1010999
MTG. #1004366.
- RESIDENTIAL TO NORTH SO > RESTRICTION IN AREA
LIGHTING.
- IRRIGATION ^{PLAN} PART OF LANDSCAPE PLAN W/ SUBMITTAL
- CHECK W/ BLDG SAFETY ^{BEFORE} SEPARATION OF 2
FREE STANDING BLDGS (CANOPY /)
- SIGN ON CANOPIES - GAS PRICES OK PART OF BLDG
MTD SIGNAGE. (BLDG + CANOPY ATTACH % UNTHAT -
IF SEPARATE, JUST THE CANOPY AREA

- LANDSCAPING - 15% NET LOT AREA. REQUIRED.
- EPC. ENVIRONMENT SITE PLAN FOR BLDG PERMIT.
URBAN D. + DEV → EPC → 8 MEMBERS { ARCHITECT.
ENGINEER.
REAL ESTATE
- STAFF PLANNER → RECOMMENDATION
TO EPC → ADDRESS COMMENTS → DKB
THEN SUBMIT BUILDING PERMIT.
COA - RECYCLING
~~AND MATERIAL~~ SOLID WASTE - DUMPSTER REQ'DMENTS/
DESIGN. M. ^{MICHAEL} ANAYA 761-8101
- PARKING - BICYCLE PARKING REQ'D.
MOTORCYCLE " REQ'D.
1 @ 200 SF BUILDING (RETAIL)
- ADDRESS - ZONING COUNTER WILL ASSIGN ADDRESSES.
- RESIDENTIAL TO THE NORTH IS IN COUNTER. CONTACT
THEM (COUNTY) FOR INFO ON HOA.
- ENVIRONMENTAL HEALTH - COA.
- STATE OWNED LAND - MUST GET ~~UNIVERSITY~~ LETTER TO GET
APPROVAL (LTR OF AUTHORIZATION) TO ACT ON THEIR
BEHALF.
- ALCOHOL SALES. (PACKAGE SALES) → ALLOWED PER
CONDITIONAL IP →
STATE REGULATES - ~~UNIVERSITY~~ ^{UNIVERSITY} ~~STATE~~ ^{UNIVERSITY}
IF LOCATED W/IN 300' OF SCHOOL - STATE WAIVER
ALLOWS PERMISSIVE
OR CONDITIONAL OF M.I.

To: Maggie Gould
Planner
City of Albuquerque
600 Second St.
Albuquerque, NM 87102
505-924-3910

Re: Murphy Express – Albuquerque, NM (Cottonwood & Alameda)
Agency Comments 1011363
City of Albuquerque

Dear Maggie:

This letter is prepared in response to the agency comments we received November 22, 2017 from our November 01, 2017 submittal for the proposed Murphy Express convenience store and vehicle fueling station at 3751 Highway 528 Albuquerque, NM 87114. For your convenience, we have reiterated your comments. Our responses follow in *italics*.

City of Albuquerque comments:

1. As a condition for approval please submit an Availability Statement request.

GreenbergFarrow is coordinating directly with Albuquerque Bernalillo County Water Utility Authority (ABCWUA). We acknowledge that an availability statement request must be sent with an approved Fire 1 plan. The Fire Marshal review will take place in conjunction with our building permit submittal along with our utility submission for service.

2. The proposed Utility Plan indicates a single water service with two meters branched off. The Proposed irrigation service will need to be a metered service from the distribution main separate from the domestic service.

Our Utility Plan has been revised (see sheet C-6) to show a separate tap for our domestic and irrigation water lines. ABCWUA will plan to use the existing meter if it is in good working condition and replace it if needed.

3. Both Services will need to have backflow prevention as indicated in the Albuquerque Bernalillo County Water Utility Authority Cross Connections Ordinance.

Our plans include three (3) above ground backflow preventers. One on the domestic line, one on the irrigation line, and one more on the ¾" yard hydrant line. (See sheet C-6)

4. Please consult the Pretreatment Section of the Water Utility Authority for information pertaining to sanitary sewer pretreatment.

GreenbergFarrow is coordinating with ABCWUA and has included a 1000 gallon grease trap to provide the required sanitary pretreatment. (See sheet C-6 and detail 39G on sheet C-18)

5. All new/proposed refuse enclosures must be built to COA minimum requirements. Do not plant anything near/or on approach to new enclosure that may create an overhang (Pg.C-13).

The dumpster enclosure exceeds the minimum required dimensions of the COA refuse enclosure specifications. The trees surrounding the dumpster enclosure approach have been moved away as to not create overhang on the approach. (See sheet C-13)

6. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

Acknowledged. A sidewalk along Cottonwood Drive is proposed and the ADA ramp at the corner of Cottonwood and American will be brought up to ADA and COA standards.

7. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

Acknowledged. All cross slopes in ADA areas are less than 2%.

8. Infrastructure and/or ROW dedications may be required at DRB.

GreenbergFarrow is connecting to an existing sewer main located in the Right-of-Way of Alameda Boulevard. The Utility connections on the Northern side of the property are in a private drive. Therefore there is no infrastructure construction that will require dedication to the city.

9. All work within the public ROW must be constructed under a COA Work Order.

GreenbergFarrow and/or the contractors will coordinate with the City of Albuquerque to obtain the proper work orders prior to any work within the Right of Way.

We trust the attached plans and requested supporting documents are complete and satisfactory for approval of the requested permits. Please review the enclosed document package and route to any other departments for their review. Respond to me with your written approval or comments by email. Please feel free to call me directly, at (423) 715-8712, if you require further information.

Thanks again for your cooperation on the project. We look forward to working with you through the successful completion of the project.

Sincerely,

Dustin Stevenson

NOTIFICATION &
NEIGHBORHOOD INFORMATION

Jillian Janovsky

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Thursday, August 17, 2017 5:19 PM
To: Jillian Janovsky; Office of Neighborhood Coordination
Subject: Notification Inquiry_3751 Alameda Blvd NW_EPC
Attachments: Notificaiton Inquiry_3751 Alameda Blvd NW_EPC.xls; INSTRUCTION SHEET FOR APPLICANTS.pdf

Jilian,

Good afternoon. See attached list of neighborhood associations contact information as well as the attached Instruction Sheet for Applicants. Please let me know if you have any additional questions. Thank you.

First Name	Last Name	Email	Address Line 1	City	State	Zip	Home Phone
Gerald	Worrall	jfworrall@comcast.net	1039 Pinatubo Place NW	Albuquerque	NM	87120	505839089
Harry	Hendriksen	hlhen@comcast.net	10592 Rio Del Sole Court NW	Albuquerque	NM	87114	505890348

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison, Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332
cabq.gov/neighborhoods

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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Wednesday, August 16, 2017 8:02 AM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Notification Inquiry Sheet Submission

Notification Inquiry For:

Environmental Planning Commission Submittal

If you selected "Other" in the question above, please describe what you are seeking a Notification Inquiry for below:

Contact Name

Jillian Janovsky

Company Name

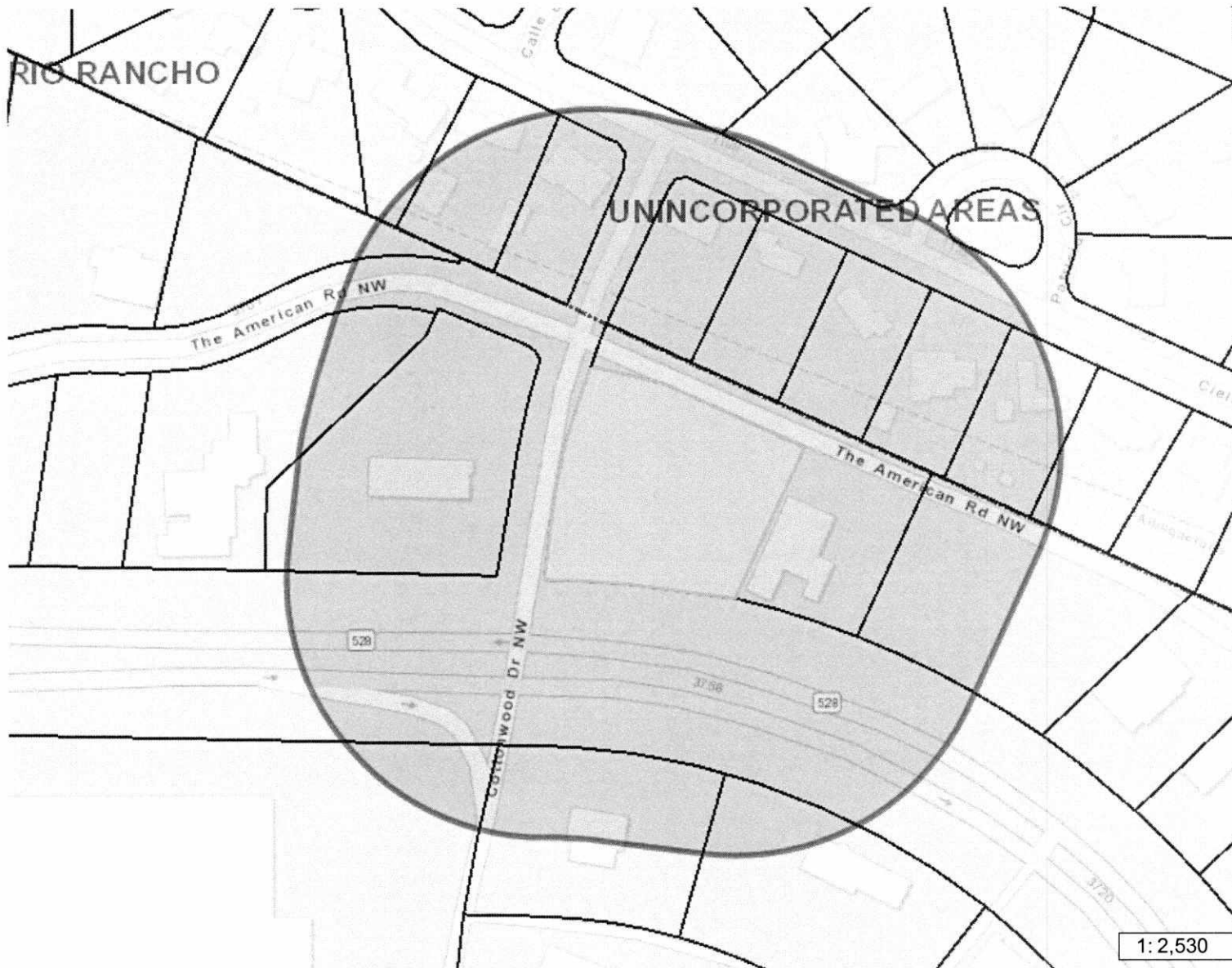
GreenbergFarrow

Address

3 Executive Drive, Suite 150



3751 NM HWY NW



Legend

- ☐ Bernalillo County Parcels
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

Buffer: 300ft.
ROW: Hwy. 528 - 200ft.

0.1 0 0.03 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
8/9/2017 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

WIGGINS KATHRYN T & THOMAS D
1128 CIELO VISTA DEL SUR NW
CORRALES NM 87048

MARQUEZ ORLANDO R & LINDA S TRUSTEES
MARQUEZ LVT
1135 PATRICIA CIR NW
CORRALES NM 87048-8912

ADI FAHIM D
8100 WYOMING BLVD NE SUITE G
ALBUQUERQUE NM 87113

QUICK DANNY L
1200 CIELO VISTA DEL SUR NW
ALBUQUERQUE NM 87048

HUMPHREYS TERRY D
1204 CIELO VISTA DEL SUR NW
ALBUQUERQUE NM 87048

MASON LAURA MAE & JONES CURTIS E & JONES
WENDY S
1508 STEEL ST
TRUTH OR CONSEQUENCE NM 87901-3529

CHARTER BANK FOR SAVINGS F S B FACILITIES
DEPT C/O WASHINGTON FED
425 PIKE ST
SEATTLE WA 98101-3902

STATE OF NEW MEXICO COMMISSIONER OF
PUBLIC LANDS
310 OLD SANTA FE TRL
SANTA FE NM 87501

GARCIA SAMUEL P & TARCILA R
1124 CIELO VISTA DEL SUR NW
CORRALES NM 87048

SPEARS DIANA LOUISE TRUSTEE SPEARS TRUST
1134 CIELO VISTA DEL SUR
CORRALES NM 87048

MARTINEZ HENRY
1138 CIELO VISTA DEL SUR
CORRALES NM 87048

BILLINGS MARVIN L & LAURA M
PO BOX 57046
ALBUQUERQUE NM 87187-7046

PETTINGILL MARTY R & MARLA J
1212 CIELO VISTA DEL SUR NW
ALBUQUERQUE NM 87048

GCHACHU KIRBY & KAYLENE P
10600 CALLE DE ELENA NW
CORRALES NM 87048-8920

TELEDYNAMICS LLP
2200 WHELESS LN
AUSTIN TX 78723

3741NM 528 LLC
3530 WYOMING NE
ALBUQUERQUE NM 87111

FERNANDEZ TRISTIAN G
1107 S CANTERBURY CT
DALLAS TX 75208-2743

WKS LAND CORPORATION
2735 CARSON ST 200
LAKEWOOD CA 90712

ABQ EDISON LLC
7 BROADWAY AVE SUITE 1005
TORONTO ON M4P 3C5

SAMS EAST INC C/O WAL-MART PROP TAX DEPT
MS 0555
PO BOX 8050
BENTONVILLE AR 72716-8055

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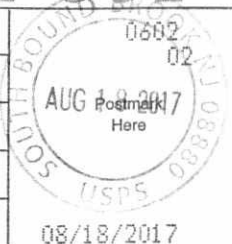
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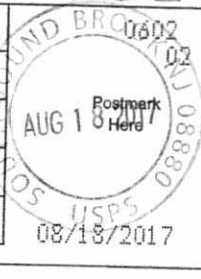
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08/18/2017

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 SPEARS TRUST
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 SOUTH BOUND BROOK NJ 08880

08/18/2017

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 WIGGINS KATHRYN T & THOMAS D
 1128 CIELO VISTA DEL SUR NW
 CORRALES NM 87048

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ALBUQUERQUE, NM 87187

OFFICIAL USE

Postage	\$3.35
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$3.84

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 AUG 18 2017
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08/18/2017

Sent To
 BILLINGS MARVIN L & LAURA M
 PO BOX 57046
 ALBUQUERQUE, NM 87187-7046

PS Form 3800, August 2006 See Reverse for Instructions

7014 0510 0000 3120 8110

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Postage	\$7.35	0602 02
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$7.35	

Sent To
HUMPHREYS TERRY D
1204 CIELO VISTA DEL SUR NW
ALBUQUERQUE NM 87048

PS Form 3800, August 2006 See Reverse for Instructions

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Postage	\$7.35	0602 02
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$7.35	

Sent To
PETTINGILL MARTY R & MARLA J
1212 CIELO VISTA DEL SUR NW
ALBUQUERQUE, NM 87048

PS Form 3800, August 2006 See Reverse for Instructions

7014 0510 0000 3120 9186

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OFFICIAL USE

ALBUQUERQUE, NM 87120

Postage	\$7.35	0602 02
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$7.35	

Sent To
JERRY WORRALL
1039 PINATUBO PL NW
ALBUQUERQUE NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7014 0510 0000 3120 9216

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OFFICIAL USE

ALBUQUERQUE, NM 87111

Postage	\$7.35	0602 02
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$7.35	

Sent To
3741NM 528 LLC
3530 WYOMING NE
ALBUQUERQUE NM 87111

PS Form 3800, August 2006 See Reverse for Instructions

3 Executive Drive
Suite 150
Somerset, NJ 08873
t: 732 537 0811

ATLANTA
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MEMPHIS
SHANGHAI
MEXICO CITY



August 15, 2017

To: NEARBY PROPERTY OWNERS

Re: Environmental Planning Commission Application of Murphy Oil USA, Inc. for redevelopment of a 1.25-acre lot, 3751 Alameda Blvd NW, Tract C-2 Seven Bar Ranch Subdivision

Murphy Oil USA, Inc. proposes to redevelop the existing vacant 1.25-acre lot located at 3751 Alameda Blvd NW, located at the northeast corner of Alameda Blvd NW and Cottonwood Drive. The redevelopment proposes a 1,200 square foot convenience store with an 8 fuel pump station. Attached is a site plan that shows the proposed development and rendering.

Murphy Oil USA, INC would like to invite area residents to a Neighborhood Meeting to give additional details about the proposed development. This is an informal meeting that will allow the Applicant to tell you about the proposal. You are receiving this notice because you own property close to the proposed project.

Affected Neighborhood Associations and Homeowners Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: September 11, 2017.

Neighborhood Meeting Details:

Date: Monday, August 28th

Time: 6-8 pm

Location: TAYLOR RANCH COMMUNITY CENTER, MEETING ROOM 1, 4900 Kachina NW Albuquerque NM 87120

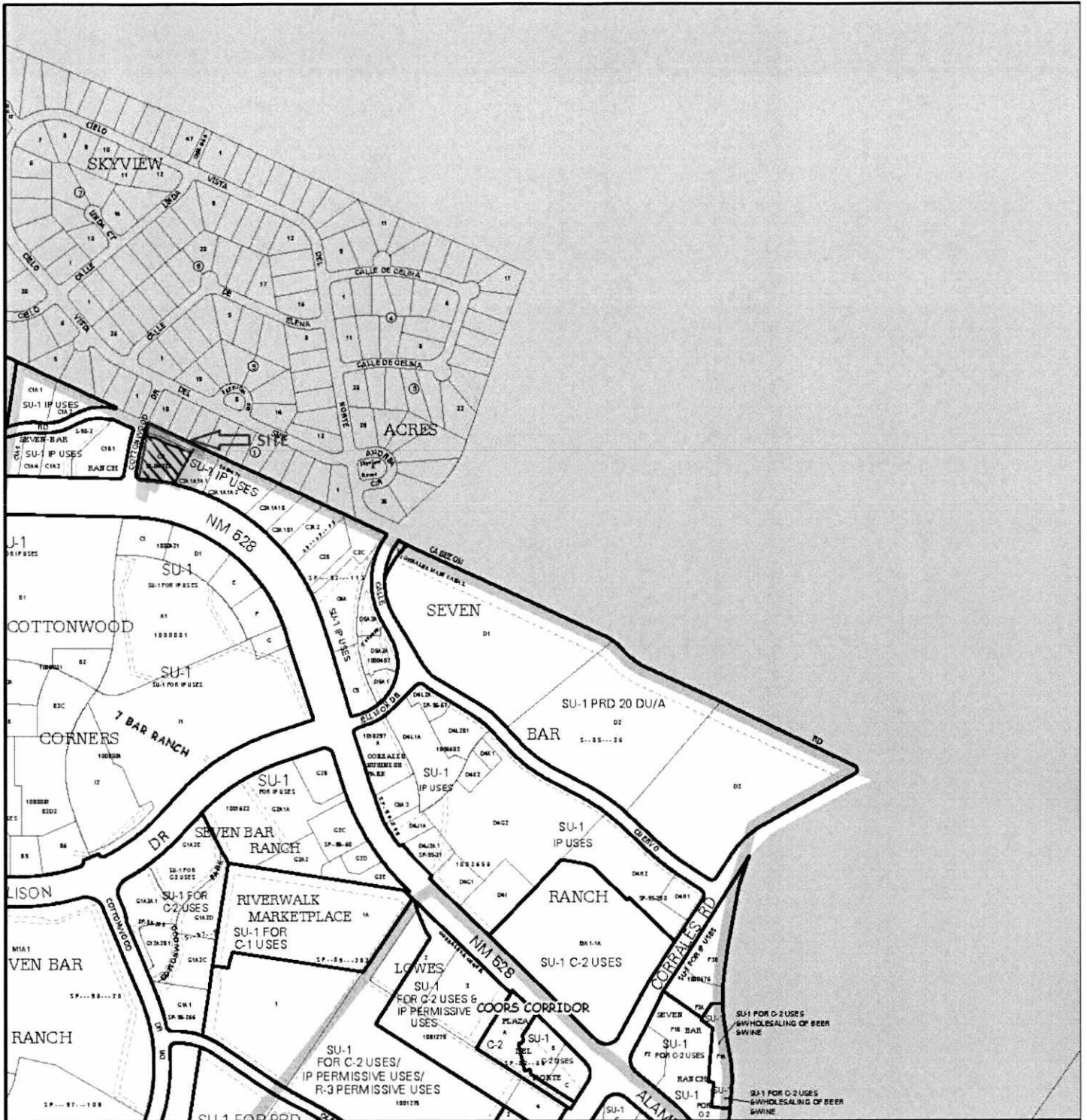
Phone: (505) 768-6006

If you are unable to attend the meeting and would like additional information, please feel free to contact me via email. I look forward to seeing you at the Neighborhood Meeting.

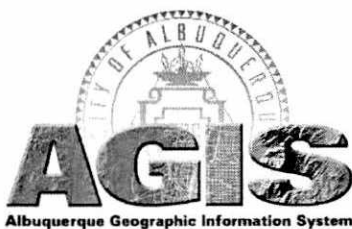
Sincerely,

A handwritten signature in dark ink, appearing to read "Jillian Janovsky", with a stylized flourish at the end.

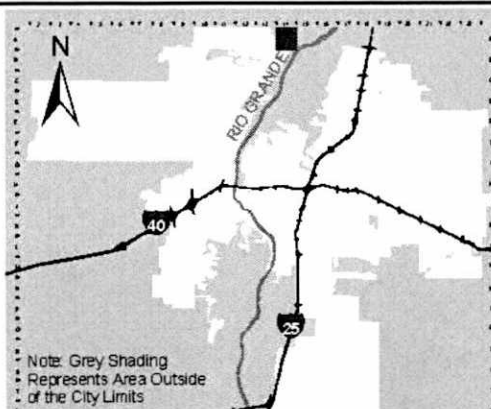
Jillian Janovsky
Project Coordinator
jjanovsky@greenbergfarrow.com



For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 1/28/2016



Zone Atlas Page:

A-14-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1500 Feet

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Hearing Date: Thursday, Oct. 12, 2017 **1011363**

Zone Atlas Page: A-14

Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: On or near 3751 HWY 528 NW between Ellison Dr.
and Cottonwood Dr.

Applicant: Murphy Oil USA Inc. c/o Jullian Janovsky
3 executive Drive, Suite 150
Somerset, NJ 08873

Agent:

Special Instructions:

**Notice must be mailed from the
City 15 days prior to the meeting.**

- ✓ **PLN Generated buffer map & address labels**
Applicant Generated buffer map & address labels
- ✓ **PLN Certified mail outs**
- ☐ **Applicant Certified mail outs**

Date Mailed: 09/20/17

Signature: 

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

Project #: 1011363
Property Description/Address: 3751 Highway 528 NW (corner of Cottonwood Dr.)
Date Submitted: October 4, 2017
Submitted By: David Gold

Meeting Date/Time: October 3, 2017, 6:00-8:00 PM
Meeting Location: Paradise Hills Community Center
Facilitator: Philip Crump
Co-facilitator: David Gold

Parties:

- ☐ **Applicant**
 - Murphy Oil Co. USA Inc.
- ☐ **Agent**
 - Jillian Janovsky
- ☐ **Neighborhood Associations/Interested Parties:**
 - Skyview Acres NA

The Applicant wishes to open a convenience store/gas station on the SE corner of NM 512 and Cottonwood Dr. NW. The site is currently a vacant lot. They seek approval of Site Plan for Building Permit. They intend to sell alcohol and plan to be open 24/7.

The meeting was cordial but neighbors attending expressed a number of concerns. Principal ones included:

- Traffic ingress and egress, especially concerning traffic once it leave the site.
- Alcohol sales.
- Hours of operation, especially at night.
- Noise of operations, light (both from the facility and from customers' vehicles entering and leaving the property).
- Littering and loitering.

No agreement was reached regarding the proposal itself.

Outcome:

- Areas of Agreement
 - Applicant will talk to corporate office about:
 - Reduced hours of operation.
 - Not selling "minis" (alcohol miniature bottles).
 - Putting a wall on the west side of the egress (to block vehicle headlights and limit noise).
- Unresolved Issues & Concerns
 - See list in summary.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

- Suggested Alternatives
 - o Don't put station there.
 - o Modify median on Cottonwood Drive at American Road, reducing its northern end.
 - o Build wall on west side of egress.
 - o Don't sell alcohol or don't sell "minis".
 - o Work with neighbors and DOT to correct misalignment of Cottonwood across Alameda

Meeting Specifics – Presentation By Applicant

1) General

1. The Applicant seeks to open a 3600 sq' convenience store.
2. They would have 8 pumping stations for a total of 16 cars.
3. They plan to sell alcohol.
4. They plan to be open 24/7.
5. The project is on the NE corner of NM 528 (Alameda NW) and Cottonwood.
6. They have at 20 year lease with the State Land Office that is renewable in 5 year increments to 40 years. They got the lease in a SLO auction. If they cannot get zoning approval they lose 1 year of payments, but can exit the lease.
7. It will take 26 weeks to build once approvals are in place.

2) Ingress and Egress

1. The plan is for ingress to be on the SW corner of the property.
2. Egress would be on the north edge of the property.
 1. The Applicant plans to use a reciprocal easement on the north side that they have egress rights on.
 2. It is next to the neighbors' property boundary.
 3. There is currently a median on Cottonwood Dr. that prevents a left turn for egress onto Cottonwood. Cars would go straight to American Dr.

3) Monitoring

1. The gasoline will be stored in double tanks with monitoring at a central site.
2. They plan to have 16-22 security cameras that will also be monitored at a central site.

4) About the Company

1. Murphy Oil is a Fortune 500 company listed on the NYSE.
2. They have high volume, so sell gasoline for low prices. They sell 4.2 billion gallons of gas/year and \$3.2 billion in merchandise.
3. The Applicant stated they are "good neighbors".
4. They estimate they will create 10-13 good paying jobs and pay \$8600/month in taxes.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

Meeting Specifics – Concerns of Neighbors

5) Concerns About Traffic

1. There were a number of concerns about traffic, ingress and egress.
2. Concern about backup of cars going south on Cottonwood Dr.
 1. There is currently difficulty with cars leaving Cottonwood Dr. due to the timing of the traffic light. The light lets 4 cars exit at one time.
 2. The applicant consulted with the Department of Transportation and they said the lights are operating at their maximum utilization, so could not be altered.
 3. Residents are concerned that the added traffic from this project will negatively impact their ability to exit.
 4. The Applicant stated they were unable to get the DOT to deal with the light and suggested residents might be more successful.
3. Concern about alignment of Cottonwood Dr.
 1. Cottonwood Dr. does not align well to the southern continuation across NM 528.
 2. The left lane was left turn only, and the right was straight and right. Now it is the reverse; now there is a right turn onto Alameda and a combined left onto Alameda and straight.
 1. As a result of the misalignment and other factors there are a disproportionate amount of accidents at this crossing.
 3. The Applicant stated they felt they would be unable to get the DOT to deal with the alignment and suggested residents might be more successful.
4. Concern about using American Dr.
 1. The current plan is to use American Dr. for truck and possibly automobile egress. The Applicant spoke of the possibility of modifying the upper end of the divider on Cottonwood Dr.
 2. Residents are concerned that drivers will find the hill going up American Dr. will be difficult and they will find alternate routes through the neighborhood.
 3. Residents are concerned that trailers and RV could not make a left turn.
 4. They also said the termination of American Dr. passes Don Chalmers. At various times of day the road is difficult to pass through due to parking of employees and also trucks with new cars.
 1. American Dr. is also difficult to exit at 528 due to traffic buildup and the Intel exit.
 5. The Applicant stated they could control where their trucks went and they would not let them go through the neighborhood.
 1. They envision 1 truck/day Sunday-Thursday, and 1-1/2 /day Friday-Saturday.
 6. The Applicant stated they were working with the City to try to modify to divider. This would allow traffic to turn left, but admittedly could exacerbate the traffic exiting on Cottonwood Dr.
5. Concern about cut-through traffic.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

1. Residents were very concerned about continued cut-through traffic. People are using Cielo Vista del Sur to avoid the traffic on NM 528. They are concerned the Applicant's customers would do the same, up exiting.
2. The Applicant and residents tried to arrive at methods to handle this, but couldn't come up with a good solution at this time.
6. Concern about ingress and egress for trucks.
 1. One resident stated that the 55' trucks would be unable to comply with ASHTO standards for turning.
 2. The Applicant stated they would meet all standards.
7. The Applicant stated they would look for ways to minimize traffic in the neighborhood.

6) Concerns About Selling Alcohol

1. Neighbors were concerned about selling alcohol and attendant problems.
2. Neighbors asked the applicant how much of their revenue was derived from alcohol sales.
 1. The Applicant stated 8-10% of revenue comes from alcohol sales.
3. Neighbors asked the Applicant not to sell alcohol.
 1. The Applicant stated that was not possible in their business model.
4. Neighbors asked if the Applicant would not sell "minis".
 1. The Applicant stated they would discuss it with their main office.
5. Neighbors asked if the Applicants would favor having a convenience store that sells alcohol 24/7 right next to them.
 1. The Applicants did not respond.
6. The Applicants stated that in general development improves the resale value of property nearby.
 1. A resident pointed out that it depends on the type of development.

7) Concerns About Crime and Nuisance

1. Neighbors were concerned about crime increasing, and the store being held up. They asked if there would be security in addition to the clerk.
 1. The Applicant stated that they had no plans for additional security, but would consider it if the situation warranted it.
 2. They stated they would have 16-22 security cameras that were monitored from a central site, in addition to locally.
2. Neighbors were concerned that the project would draw transients who would congregate on the property or drink in nearby.
 1. The Applicant stated they would not allow that situation to occur on the property, and would not drive the problem into the neighborhood.
3. A neighbor brought a bag of garbage she had collected over the course of a week. It included minis and other trash. She was concerned that the project would bring more trash into the area.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

8) Concerns About Project Lighting

1. Neighbors were very concerned that project lighting would bother them at night.
 1. They discussed a nearby hotel project that lit up the neighborhood until it was corrected, after effort from the neighborhood.
2. The Applicant stated that the project was being designed by professional lighting consultants, and that lighting would be mitigated, so it would not be a problem.

9) Concerns About Wall

1. Neighbors asked that the project include an 8' wall to mitigate noise and car headlights for adjacent neighbors.
 1. It was noted that this is normal for commercial projects in Albuquerque.
2. The Applicant stated that because they had a reciprocal easement agreement for their north egress, and did not own it, they could not build on it.
3. Neighbors pointed out that the Applicant could build on the neighbor's property and improve or replace their walls. They would give permission.
4. The Applicant state they were concerned about liability if they built on the neighbor's property, but would look into it.

10) Other Concerns

1. The neighbors pointed out that the school bus currently uses the site as a bus stop.
 1. The Applicant stated they were in touch with the school district and the site was an impromptu stop and would be changed.
2. Neighbors wondered if the area could support two gas stations.
 1. The Applicant stated it could.
3. Will drainage run off the site? What about runoff from people cleaning the pump area.
 1. The codes prohibit water from leaving the site. Runoff water is stored on site. Tanks are 4 ½' down, covered by concrete.
4. Neighbors asked if they could be notified of meetings with the DOT and other licensing applications.
 1. The Applicant stated most of these interactions were simply applications.
 2. They also stated they would attend meeting with the DOT if neighbors organized any.

Next Steps: (see below)

Action Plan:

- The Applicant stated they will discuss hours of operation, minis, and wall options with their main office.

Action Items: (no additional).

Application Hearing Details:

1. Hearing scheduled for Thursday December 14, 2017 before the Environmental Planning Commission.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

2. Hearing Time:
 - a. The Commission will begin hearing applications at 8:30 a.m.
 - b. The actual time this application will be heard by the Commission will depend on the Applicant's position on the Commission's schedule
3. Hearing Process:
 - a. Comments from facilitated meetings will go into a report, which goes to the City Planner.
 - b. City Planner includes facilitator report in recommendations.
 - c. The Commission will make a decision and parties have 15 days to appeal the decision.
4. Resident Participation at Hearing:

Written comments must be received by 9:00 am Monday December 4th to be included in the planner's report, and may be sent to:
Maggie Gould mgould@cabq.gov
600 2nd St., 3rd floor, Albuquerque, NM, 87102
OR
Karen Hudson, Chair, EPC, c/o Planning Department, 600 2nd St., 3rd floor,
Albuquerque, NM, 87102

Names & Affiliations of Attendees:

Neighbors

Belinda Midyette
Bob Sprenger
Brian Fitzgerald
Deborah M Steele
Debra Thongchua
Diana L Spears
John & Ann Harvell
Kaylene P Gchachu
Kirby Gchachu
Linda Davis
Linda Maestas
Maggie Lighthe
Sean Midyette
Susan Steel
Tarcila Garcia

Applicant and Representatives

Jillian Janovsky (Agent)
Gaven Ballinger
Wayne C Gibson

Gould, Maggie S.

From: Philip Crump <phcrumpsf@gmail.com>
Sent: Friday, October 06, 2017 4:11 PM
To: Gould, Maggie S.
Cc: Linda Davis
Subject: 1011363 Murphy Oil

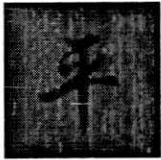
Hi Maggie:

The President of Sky View Acres NA informed me that Anthony D Hart was in attendance, but failed to sign in. Would you pencil him in as attending?

Thank you!!

She noted that the report seems okay.

Respectfully,
Philip



PHILIP CRUMP, Mediator & Facilitator

1301-B Luisa Street Santa Fe, NM 87505

Skype: phcrump philip@pcmediate.com

www.pcmediate.com (505) 989-8558

When I walked out of the gate, I knew that if I continued
to hate these people, I would still be in prison. --Nelson Mandela

Plaza de Sol
600 2nd St N.W.
ABQ, N.M.

Re: Project 1011363
Murphy Oil
Hearing Date 12-14-17

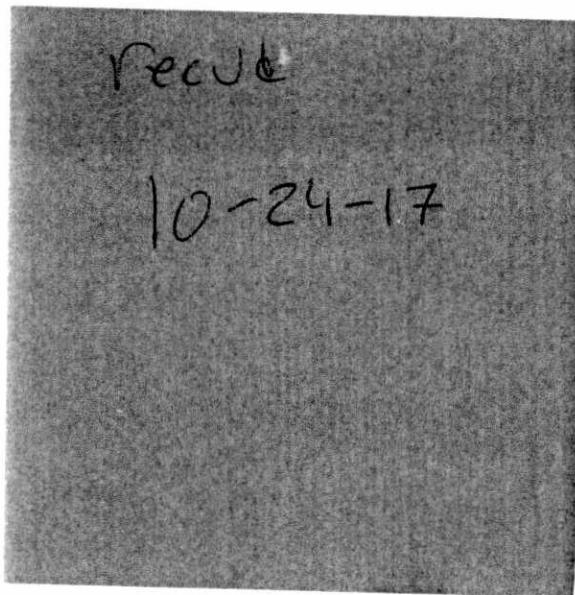
Attention: Magie Gould

Enclosed is the petition of Sky View Acres Neighborhood Ass. The vast majority of neighbors are against the proposed 24 hour gas station.

Traffic access is such that we believe it will direct their clients into our neighborhood causing congestion. Murphy says there will be 8 pumps and the turn – over is every 8 minutes. I did the math using 10 minutes and I figure it will add 2,000 cars per day to Cottonwood Dr. for gas only. Some of those cars will end up in our neighborhood. If you say 10% that is 200 extra cars per day. Not what we want in the neighborhood!

We have 143 homes in Sky View Acres, of those 7 are vacant, about 10 refused to sign leaving 126 homes. We have 107 signatures and some are double, because Mr. and Mrs. signed.

Your careful consideration of this matter is appreciated.



Linda Davis

President of Sky View Acres
neighborhood Association

E-mail: ldavis1662@msn.com

Linda Davis

We, the undersigned residents of Sky View Acres, do hereby oppose development of a 24-hour gas station and liquor store at Cottonwood and Alameda. This proposed Murphy Oil station would be the only 24-hour gas station for miles around, which we fear could attract unwanted traffic into our neighborhood throughout the night. We are also opposed to liquor sales at the entrance of our neighborhood, which has no signs alerting by passers to the fact that there is no thruway to Rio Rancho or Corrales if they exit going north on Cottonwood Drive. The location of the proposed gas station and liquor store has the potential to lead people out of the parking lot and right into our quiet neighborhood, creating problems of loitering and lingering, especially in the late night and early morning hours.

Before any vote is taken on this project, we also request the following:

- A study on the volume of traffic at the Cottonwood-Alameda intersection, and the impacts this would have on safety and whether turning lanes and traffic arrows would need to be added.
- Consideration of development of a wall or fence between the proposed gas station and the neighborhood for noise and headlight pollution reduction, and the safety of horses and riders that use the adjoining easement
- Erection of No Through Way signage
- Guarantee roadway cleanup around the gas station
- Mandates on gas station to have a large, locked trash bin

Sign In Sheet

[illegible]

Sign In Sheet

[illegible]

Sign In Sheet

Name	Address
1 Adrienne Smuck	1335 Loma del Cielo
2 Debra Hongchua	1336 Loma Del Cielo
3 Cathy Tupper	10605 Loma del Cielo
4 Rose Taylor	10601 Loma Del Cielo
5 Elmer Dyer	10601 Loma Del Cielo N
6 Roger Taylor	1340 LOMA DEL CIELO
7 Paul	1323 Loma del Cielo
8 Robert	1324 Loma Del Cielo
9 Rocky Dunn	1324 Loma Del Cielo
10 Bob Taylor	1318 Loma Del Cielo
11 M	1300 Loma Del Cielo
12 Stephen Cox	10601 Cielo Vista Del Norte Corrales NM
13 John Chan	10611 Cielo Vista Del Norte Corrales NM
14 Maggie Lightle	10616 Cielo Vista del Norte, NW, Corrales NM
15 David Lightle	10616 Cielo Vista DEL Norte NW Corrales NM
16 Brenda Lawrence	1317 Cielo Vista Del Norte Corrales, NM
17 Dennis & Robin Brown	1209 Cielo Vista Del Norte Corrales
18 Eric Smith	1335 Loma del cielo
19 Sharon Green	1223 Cielo Vista Del Norte Corrales 87048
20 Carla Martin	1224 Cielo Vista del Norte, Corrales
21 David J. M. B.	1224 Cielo Vista del Norte, Corrales, NM 87048
22 Ann Hancock	1129 Cielo Vista Del Norte Corrales 87048
23 John Harvill	1129 Cielo Vista Del Norte Corrales 87048
24 Linda Macata	10708 Calle De Celina NW Corrales 87048
25 John A. M. B.	10708 Calle De Celina NW Corrales 87048
26	10701 Calle de Celina NW Corrales 87048
27	same as above
28	1013 Calle de Celina Corrales NM 87048
29	10719 Calle De CELINA
30	10719 Calle De Celina, Corrales, NM-87048

Sign In Sheet

[illegible]

Sign In Sheet

[illegible]

SITE PLAN REDUCTIONS

SITE DEVELOPMENT PLANS FOR MURPHY EXPRESS ALBUQUERQUE, NEW MEXICO

3751 HIGHWAY 528 NW

GENERAL NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- INSURANCE/COVERAGE:**
THE DESIGN REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTINUING BASIS AT THE SITE.
- SAFETY NOTICE TO CONTRACTOR:**
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSTRUCTION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR ON OR NEAR THE CONSTRUCTION SITE.
- ALL CONSTRUCTION WITHIN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT MAINTENANCE ENGINEER.
- ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS WHICH ARE BEING ALTERED OR REPLACED. CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFICATION SECTIONS FOR ITEMS SUCH AS LANDSCAPING AND IRRIGATION THAT ARE AFFECTED BY THE WORK BUT NOT COMPLETELY DETAILED OR SPECIFIED ON THESE PLANS.
- CONSTRUCTION AND INSTALLATION OF 3445 S.F. C-STORE, ALL UTILITY ENTRANCES, (1)25,000 GAL-REGULAR, (1)18,000 GAL-PREMIUM, (1)10,000 GAL-DESEL, AND (1)8,000 GAL-C-4 UNDERGROUND TANKS SHALL BE IN ACCORDANCE WITH ASSOCIATED PLANS.
- STAGE 1 WORK RECOVERY SYSTEM SHALL BE REQUIRED.
- CONTRACTOR REQUIRED TO PROVIDE REGULAR AS-BUILTS AND PROVIDE THOSE TO MURPHY UPON COMPLETION.
- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SURVEYING, STAKING, AND LAYOUT.

NOTES TO CONTRACTOR

- THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH THE DATE WHEN CONSTRUCTION IS TO BEGIN.
- THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SURVEYING, STAKING, AND LAYOUT.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ENGINEER OF RECORD INFORMED OF ANY DEVIATIONS DURING CONSTRUCTION AND SHALL REPORT THEM IMMEDIATELY.
- CONTRACTOR IS REQUIRED TO KEEP REGULAR AS-BUILTS AND TO PROVIDE THOSE TO MURPHY UPON COMPLETION.
- CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING THE AS-BUILT AND CERTIFICATE OF OCCUPANCY (C.O.) REQUIREMENTS FROM THE ISSUING AUTHORITY.
- IF AN AS-BUILT SURVEY IS REQUIRED BY THE ISSUING AUTHORITY, THE CONTRACTOR SHALL BE RESPONSIBLE OBTAINING THE AS-BUILT SURVEY, PREPARED BY A LICENSED SURVEYOR, AND SUBMITTING THE AS-BUILT SURVEY TO ISSUING AUTHORITY AND THE ENGINEER OF RECORD.

WETLANDS NOTE:

ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. ARMY CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

FLOOD CERTIFICATION:

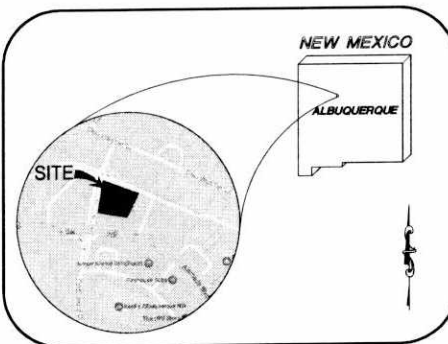
THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP 330801200H DATED AUGUST 16, 2012.

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION DEPARTMENT AT (870) 866-7881 (JASON LARSEN). SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

INFORMATION TO CONTRACTOR:

- MURPHY AND THE GENERAL GC ARE MADE AWARE THAT THIS PROJECT GOING OUT TO BID PRIOR TO PERMITS BEING OBTAINED. THIS INFORMATION IS BEING PROVIDED AS A BRIEF OVERVIEW OF THE PROJECT FOR INFORMATION ONLY AND IS NOT CONCLUSIVE. CONTRACT DOCUMENTS PROVIDED BY MURPHY INCLUDING PLANS AND SPECIFICATION SHALL COVER THE EXECUTION OF THE CONSTRUCTION CONTRACT.
- ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN CONSTRUCTION DRAWINGS AND FIELD OBSERVATIONS REGARDING THE SITE-WORK SCOPE OF WORK.
- SWPPP - THE TOTAL DISTURBED ACRES FOR THE PROJECT IS APPROXIMATELY 1.25 ACRES. THE GC SHALL FOLLOW THE REQUIREMENTS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY THE CIVIL ENGINEER, THE EROSION AND SEDIMENT CONTROL PLANS, EPA CONSTRUCTION GENERAL PERMIT, AND SHALL PROTECT THE ADJACENT PROPERTY AND STORMWATER FACILITIES FROM SILT RUNOFF AND POSSIBLE CONTAMINANTS DURING CONSTRUCTION.
- THE GC IS TO NOTIFY THE ENGINEER OF RECORD THE DATE WHEN CONSTRUCTION IS TO COMMENCE (INSERT SPECIFIC COUNTY, STATE, DISTRICT ADDITIONAL REQUIREMENTS IF NEEDED).
- NO/NOT - NOT REQUIRED AT THIS TIME.
- THE BUILDING CANOPY, SIGNS AND DUMPSTER COLORS AND TREATMENTS MUST BE COORDINATED WITH THE APPROVED SITE RENDERING PREPARED BY GREENBERGFARROW DATED 1000.XX.2017.
- AS-BUILT OR RECORD DRAWINGS WILL BE REQUIRED TO OBTAIN THE CERTIFICATE OF OCCUPANCY - GC IS HEREBY ADVISED TO KEEP AS-BUILT RECORDS AND PROVIDE TO THE ENGINEER AND TO SCHEDULE THE AS-BUILT SURVEY WITH SUFFICIENT TIME TO PERFORM THE SURVEY AND HAVE IT REVIEWED/APPROVED BY THE CITY OF ALBUQUERQUE (TWO WEEKS MINIMUM TIME EXPECTED).
- PROOF TO ANY WORK WITHIN HIGHWAY 528 RIGHT-OF-WAY, A NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMOT) PERMIT WILL BE REQUIRED.
- PRIOR TO ANY WORK WITHIN COTTONWOOD RIGHT-OF-WAY, A CITY OF ALBUQUERQUE PERMIT WILL BE REQUIRED.
- PERMITS AND APPROVAL REQUIREMENTS:
 - BUILDING - PENDING
 - STATE FIRE MARSHALLS - PENDING
 - EROSION CONTROL/SWPPP - A COPY OF THE SWPPP MUST BE LOCATED ON-SITE
 - SON PERMIT - GC SHALL BE RESPONSIBLE FOR PULLING THE FINAL SON PERMIT AND PAYING ANY OUTSTANDING FEES ASSOCIATED WITH THE PERMIT.



Vicinity Map
NOT TO SCALE

PLAN INDEX:

ENGINEER (CIVIL)

- C-0 COVER SHEET
- C-1 SITE PLAN
- C-2 SURVEY
- C-3 CONCEPTUAL GRADING PLAN
- C-3-1 CONCEPTUAL STORM SEWER PLAN
- C-3-2 STORM PROFILES
- C-4 EROSION CONTROL PHASE 1
- C-4-1 EROSION CONTROL PHASE 2
- C-4-2 EROSION & SEDIMENT CONTROL DETAILS
- C-4-3 EROSION & SEDIMENT CONTROL DETAILS
- C-5 DEMOLITION PLAN
- C-6 UTILITY PLAN
- C-6-1 UTILITY PROFILES
- C-7 PAVING/JOINT LAYOUT PLAN
- C-8 TRUCK ROUTE PLAN
- C-9 FIRE 1
- C-11 TOL - EXISTING CONDITIONS
- C-12 TOL - PROPOSED CONDITIONS
- C-13 LANDSCAPE PLAN
- C-14 IRRIGATION PLAN
- C-15 DETAIL SHEET
- C-16 DETAIL SHEET
- C-17 DETAIL SHEET
- C-18 DETAIL SHEET
- C-19 DETAIL SHEET
- C-20 DETAIL SHEET
- C-21 DETAIL SHEET
- L-1 PHOTOMETRIC PLAN

GALLERY (LANDSCAPE)

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- G-1 SPECIFICATIONS
- G-2 SPECIFICATIONS
- G-3 SPECIFICATIONS
- F-1 NOTES AND PARTS LIST
- F-1-1 PARTS LIST
- F-2 TANK INSTALLATION AND ANCHORING DETAILS
- F-3 TANK PUMP AND VENTING DETAILS
- F-4 TANK RISER, OBSERVATION WELL AND VENTING DETAILS
- F-5 PRODUCT PIPING PLAN
- F-6 DUALITY PIPING SOLUTION
- F-7 STANDARD YARD AND DRIVE DETAILS
- F-8 PARTIAL PAVING PLAN
- FD-1 DISPENSER DETAILS
- FE-1 OUTLET PLAN, PUMPS AND DISPENSER WIRING DIAGRAM
- FE-2 PUMPS AND DISPENSER CONTROL WIRING DIAGRAM
- FE-3 CANOPY WIRING LAYOUT, ELEVATIONS AND DETAILS
- FE-4 SITE MONITORING DIAGRAM
- FL-1 LABELING PLACEMENT STANDARDS
- FL-2 STANDARD LABELING DETAILS

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- BS1 COVER SHEET
- A1 ACCESSIBILITY STANDARDS NOTES & DETAILS
- A2 EGRESS/ACCESSIBILITY FLOOR PLAN
- S1 STRUCTURAL GENERAL NOTES
- E1 EXTERIOR ELEVATIONS
- E2 EXTERIOR ELEVATIONS
- E3 FLOOR FRAMING PLAN
- E4 SECTION
- E5 SECTION
- E6 SECTION
- E7 SECTION
- E8 INTERIOR ELEVATIONS
- E9 INTERIOR ELEVATIONS
- E10 FLOOR FINISH PLAN
- E11 ELECTRICAL PLAN
- E12 LIGHTING PLAN
- E13 ELECTRICAL DETAILS
- E14 ELECTRICAL PANEL SCHEDULE
- P1 PLUMBING PLAN
- P2 PLUMBING & WATER RISER
- M1 MECHANICAL PLAN
- M2 MECHANICAL ROOF PLAN
- F1 FOUNDATION PLAN
- F2 FOUNDATION DETAILS
- GC1 GC SCOPE OF WORK FLOOR PLAN



RESOURCE LIST:

PLANNING AND ZONING
KIM DICKSON
CITY OF ALBUQUERQUE
URBAN DESIGN & DEVELOPMENT
600 2ND ST. NW
ALBUQUERQUE, NM 87102
PHONE: (505) 824-3844
KIM@CITYOFALBUQUERQUE.ORG

STORMWATER
JAMES HUGHES, P.E.
CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
600 2ND ST. NW
ALBUQUERQUE, NM 87102
PHONE: (505) 824-3888
JHUGHES@CITYOFALBUQUERQUE.ORG

WATER AND SEWER
KATHLEEN CADENA, P.E.
CITY OF ALBUQUERQUE
UTILITY DEVELOPMENT SECTION
600 2ND ST. NW, SUITE 201
ALBUQUERQUE, NM 87102
PHONE: (505) 289-3339

TELEPHONE
CONTACT: CHECK AGENT
SUPERVISOR PLANT FACILITIES
CENTURYLINK
PHONE: (505) 514-6473
CHECK AGENT@CENTURYLINK.COM

BUILDING
PATRICIA ORTIZ
PLANS EXAMINER
CITY OF ALBUQUERQUE
600 2ND ST. NW, SUITE 1-B
ALBUQUERQUE, NM 87102
PHONE: (505) 824-3910
PATRICIA@CITYOFALBUQUERQUE.ORG

FIRE PREVENTION
L.T. ERIC L. CORRALES
ALBUQUERQUE FIRE DEPT.
600 2ND ST. NW, ROOM 410
ALBUQUERQUE, NM 87102
PHONE: (505) 824-3611
ELCORRALES@AFD.ORG

ELECTRIC
SUZANNE MARQUEL
ENGINEERING, EDCOM/AN
PMM PUBLIC SERVICE CO.
4201 EDITH BOULEVARD NE
ALBUQUERQUE, NM 87107
PHONE: (505) 241-3479
CELL: (505) 450-8641
SUZANNE.MARQUEL@PMM.COM

MURPHY
CONTACT: GAVIN BALLINGER
200 PEACHY ST.
EL DORADO, AR 71780
PHONE: (870) 881-6676

GAS
NEW MEXICO GAS CO.
P.O. BOX 87500
ALBUQUERQUE, NM 87199
PHONE: (888) 684-2726

AGENCY

PLANNING & ZONING (CITY OF ALBUQUERQUE)
STORMWATER (CITY OF ALBUQUERQUE)
BUILDING (CITY OF ALBUQUERQUE)
NPDES
PMM PUBLIC SERVICE CO.

DATE

BASED ON A SURVEY BY:
SUZANNE MARQUEL
9384 VALLEY VIEW DRIVE N.W.
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505) 897-3366
FAX: (505) 897-3377
MAY 25, 2017

REVISION	DATE	DESCRIPTION
REV-0	08-23-17	REVIEW SET
REV-1	10-31-17	REVIEW SET

GreenbergFarrow

CONTACT: DAWN SCHAFFRAN
3 EXECUTIVE DRIVE, SUITE 150
SOMERSET, NJ 08873
(732) 537-0811

JOB NO: 20160997.0
DATE: 10-31-17
SHEET NO: REV-1 C-0

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2017

[illegible]

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	132.31'	1054.92'	96.42'	132.05'	N81°36'42" W	1°22'54"
C2	42.22'	25.00'	28.14'	37.35'	N38°22'13" W	80.52°42"
C3	110.29'	753.94'	55.60'	110.89'	N14°19'34" E	8°39'54"
C4	11.24'	15.00'	5.80'	10.85'	N82°29'15" E	42°55'21"

(IN FEET)
1 inch = 30 ft.

SURV+TEK, INC.

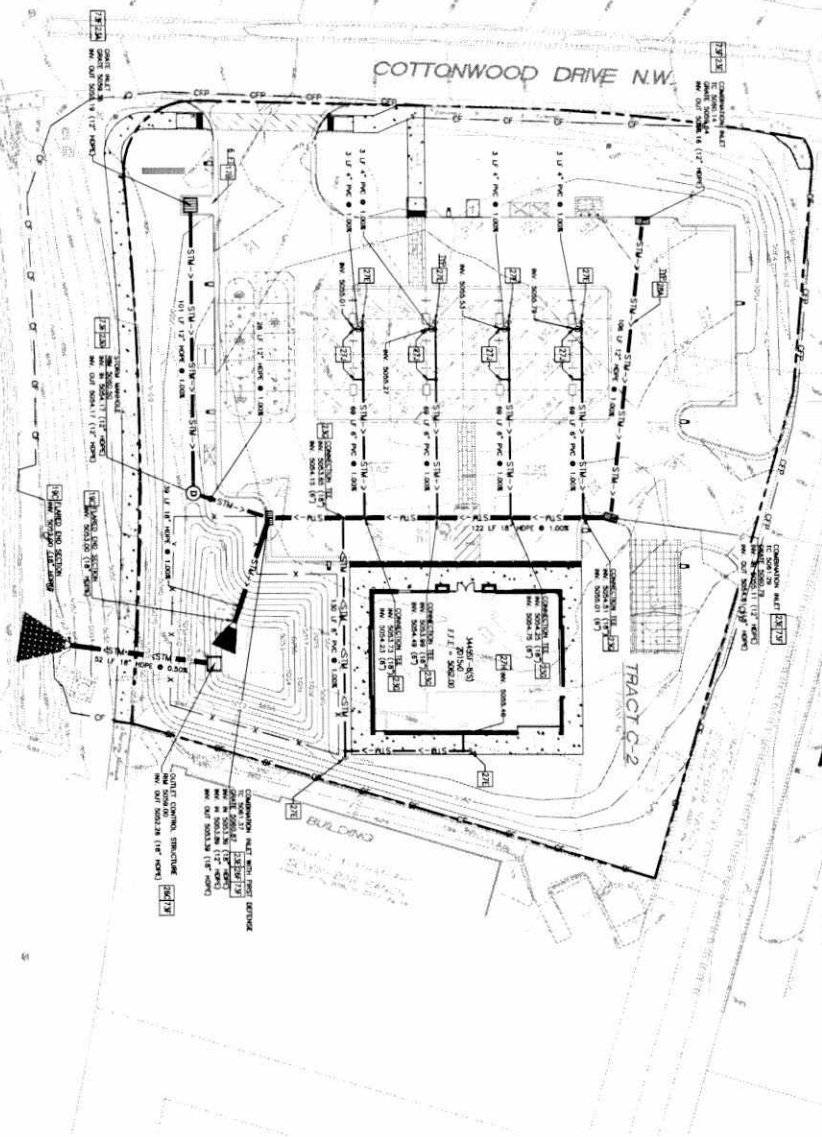
Consulting Surveyors
2204 Valley View Drive, N.W.

170270_5-1-17.DWG Consulting Surveyors Phone: 505-897-3306
9304 Valley View Drive, N.E., Albuquerque, New Mexico 87114 Fax: 505-897-3377

AMERICAN ROAD N.W.

COTTONWOOD DRIVE N.W.

N.M. STATE HIGHWAY NO. 528



LEGEND

Symbol	Description
1	Proposed Building
2	Proposed Parking
3	Proposed Driveway
4	Proposed Storm Drain
5	Proposed Storm Drain
6	Proposed Storm Drain
7	Proposed Storm Drain
8	Proposed Storm Drain
9	Proposed Storm Drain
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20	Proposed Storm Drain

PROPOSED

Symbol	Description
1	Proposed Building
2	Proposed Parking
3	Proposed Driveway
4	Proposed Storm Drain
5	Proposed Storm Drain
6	Proposed Storm Drain
7	Proposed Storm Drain
8	Proposed Storm Drain
9	Proposed Storm Drain
10	Proposed Storm Drain
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18	Proposed Storm Drain
19	Proposed Storm Drain
20	Proposed Storm Drain

GENERAL NOTES

1. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUILDING CODE (IBC) AND THE 2000 INTERNATIONAL PLUMBING CODE (IPC).
2. THE PROPOSED PARKING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUILDING CODE (IBC) AND THE 2000 INTERNATIONAL PLUMBING CODE (IPC).
3. THE PROPOSED DRIVEWAY IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUILDING CODE (IBC) AND THE 2000 INTERNATIONAL PLUMBING CODE (IPC).
4. THE PROPOSED STORM DRAIN IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUILDING CODE (IBC) AND THE 2000 INTERNATIONAL PLUMBING CODE (IPC).
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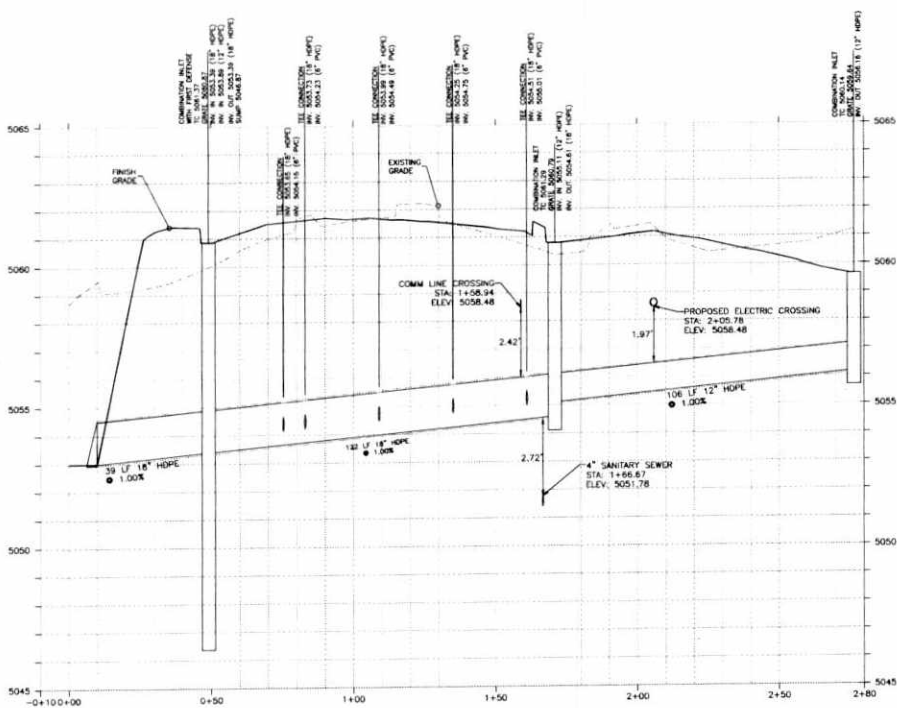
NOT FOR CONSTRUCTION

MURPHY OIL USA, INC.
MURPHY USA
200 PEACH STREET
EL DORADO, AR 71730

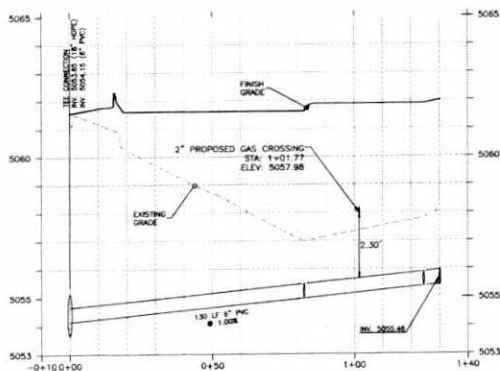
GreenbergFarrow
1500 W. PEACHTREE BLVD. SUITE 200
ATLANTA, GA 30309
PHONE: (404) 524-8000
FAX: (404) 524-8000
WWW.GREENBERGFARROW.COM

REV-1 10-31-17
DATE
DES DES
DWG DWG
CONCEPTUAL STORM PLAN
MURPHY EXPRESS
3751 HIGHWAY 528 NW
ALBUQUERQUE NEW MEXICO

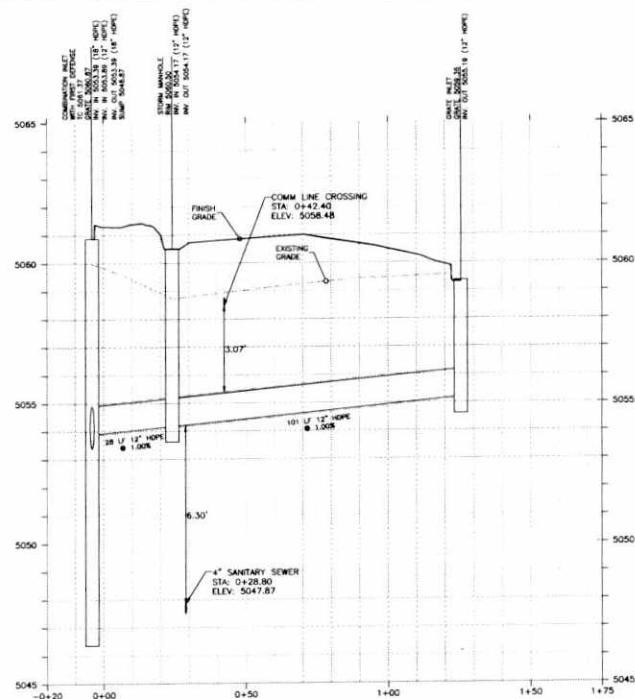
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C-3.1



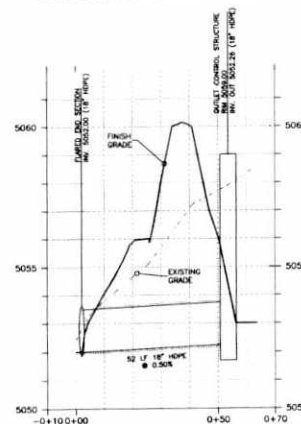
STORM SEWER
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'



BUILDING DRAIN
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'



STORM SEWER 2
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'



POND DISCHARGE
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'

SHEET NO.

C-3.2

REV-1

DATE

DATE

DATE

DATE

DATE

DATE

DATE

GreenbergFarrow

ARCHITECT

ENGINEER

PLANNING

LANDSCAPE

INTERIOR

EXTERIOR

GENERAL

MURPHY OIL USA, INC.

200 PEACH STREET

EL DORADO, AR 71730

MURPHY OIL USA

NEW MEXICO

ALBUQUERQUE

3751 HIGHWAY 528 NW

STORM PROFILES

MURPHY OIL USA

200 PEACH STREET

EL DORADO, AR 71730

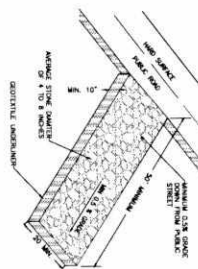
MURPHY OIL USA

NEW MEXICO

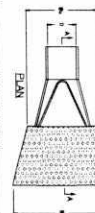
ALBUQUERQUE

3751 HIGHWAY 528 NW

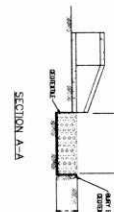
STORM PROFILES



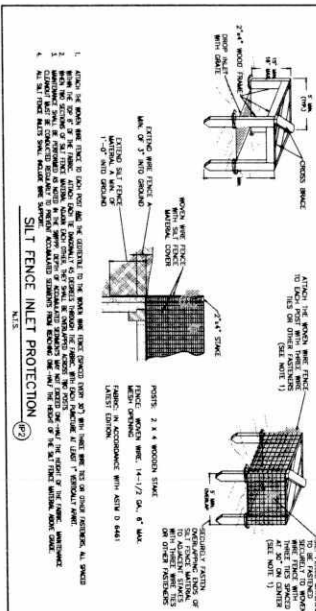
CONSTRUCTION ENTRANCE



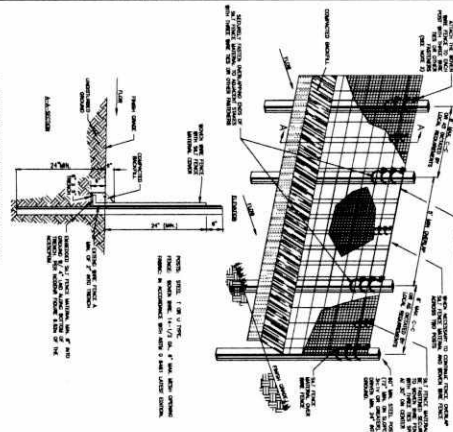
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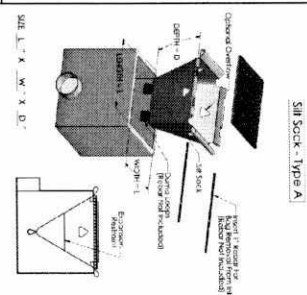
ROCK OUTLET PROTECTION



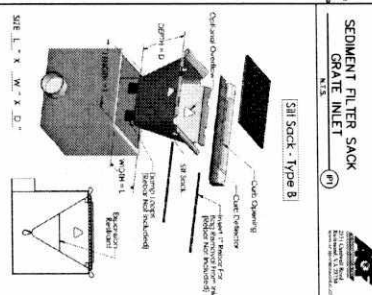
SILT FENCE INLET PROTECTION



SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT



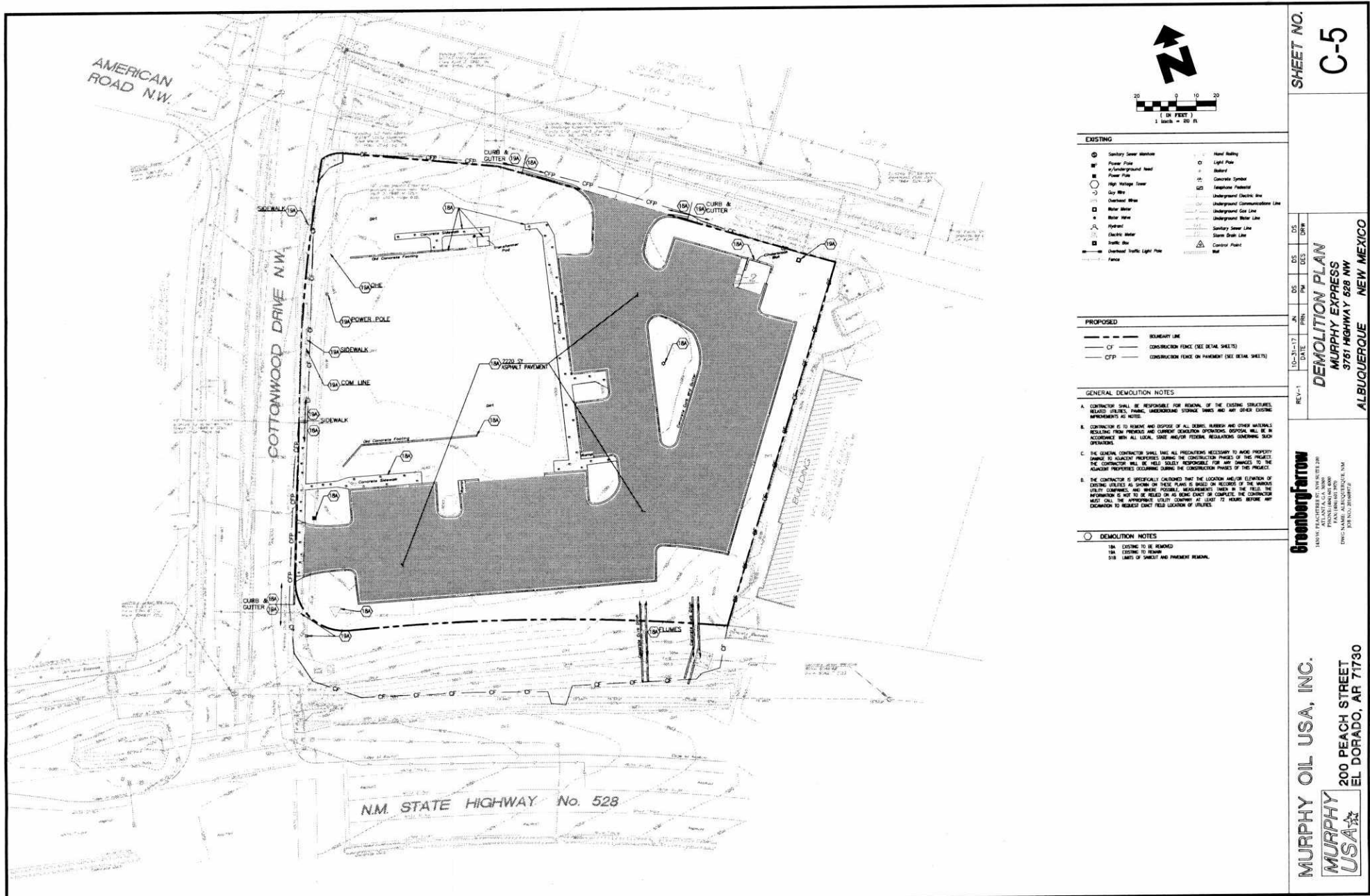
Silt Sock - Type A



Silt Sock - Type B

SPECIFICATIONS	
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MURPHY OIL USA, INC.

MURPHY USA

200 PEACH STREET
EL DORADO, AR 71730

GreenbergFarrow

LAND SURVEYING AND ENGINEERING
P.O. BOX 10000
ALBUQUERQUE, NM 87110
TEL: (505) 261-1000
FAX: (505) 261-1001
WWW.GREENBERGFARROW.COM

DEMOLITION PLAN
MURPHY EXPRESS
3761 HIGHWAY 528 NW
ALBUQUERQUE NEW MEXICO

SHEET NO. C-5

REV-1

10-11-17

DATE

REV-1

10-11-17

DATE

GENERAL DEMOLITION NOTES

A. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, FENCING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.

B. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBER AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

C. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

D. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, RECONNAISSANCE TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY DEMOLITION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

DEMOLITION NOTES

10A EXISTING TO BE REMOVED

10B EXISTING TO REMAIN

210 LIMITS OF SHEET AND PRESENT REGION

EXISTING

Sanitary Sewer Manhole

Power Pole

High Voltage Tower

Overhead Wire

Water Meter

Water Valve

Electric Meter

Traffic Box

Overhead Traffic Light Pole

Hand Bailing

Light Pole

Ballast

Concrete Symbol

Telephone Pole

Underground Electric Line

Underground Communication Line

Underground Gas Line

Underground Water Line

Sanitary Sewer Line

Storm Drain Line

Control Point

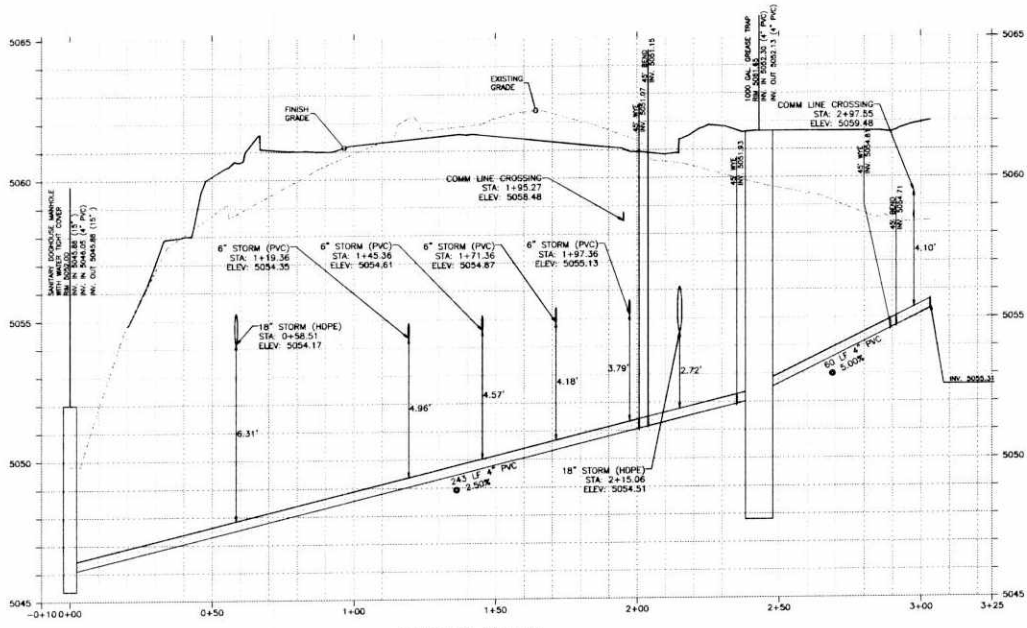
Well

PROPOSED

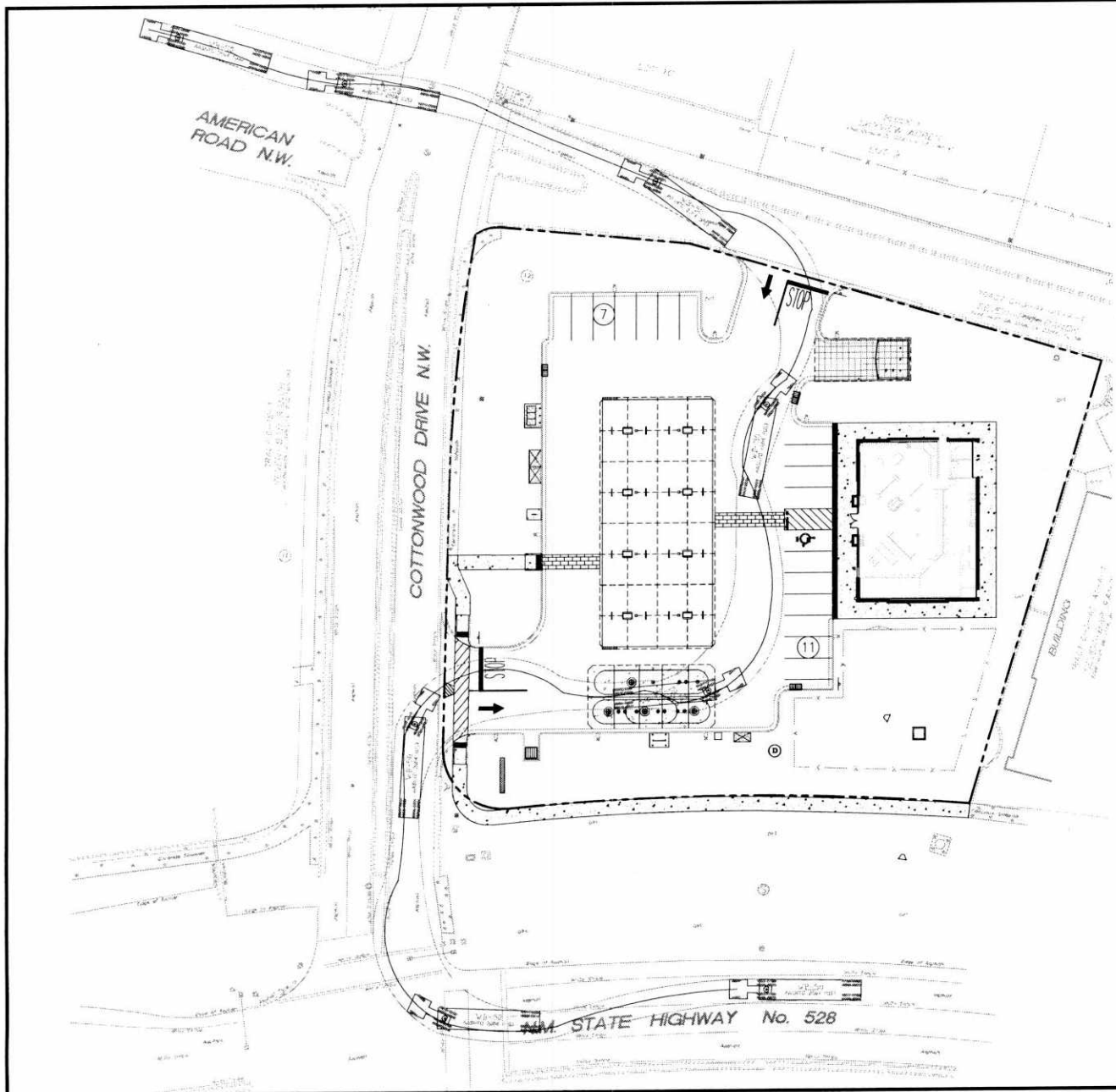
BOUNDARY LINE

CF CONSTRUCTION FENCE (SEE DETAIL SHEETS)

CFP CONSTRUCTION FENCE ON PAVEMENT (SEE DETAIL SHEETS)



SANITARY SEWER
 VERTICAL SCALE: 1"=2'
 HORIZONTAL SCALE: 1"=20'



MURPHY OIL USA, INC.

MURPHY USA

200 PEACH STREET
EL DORADO, AR 71730

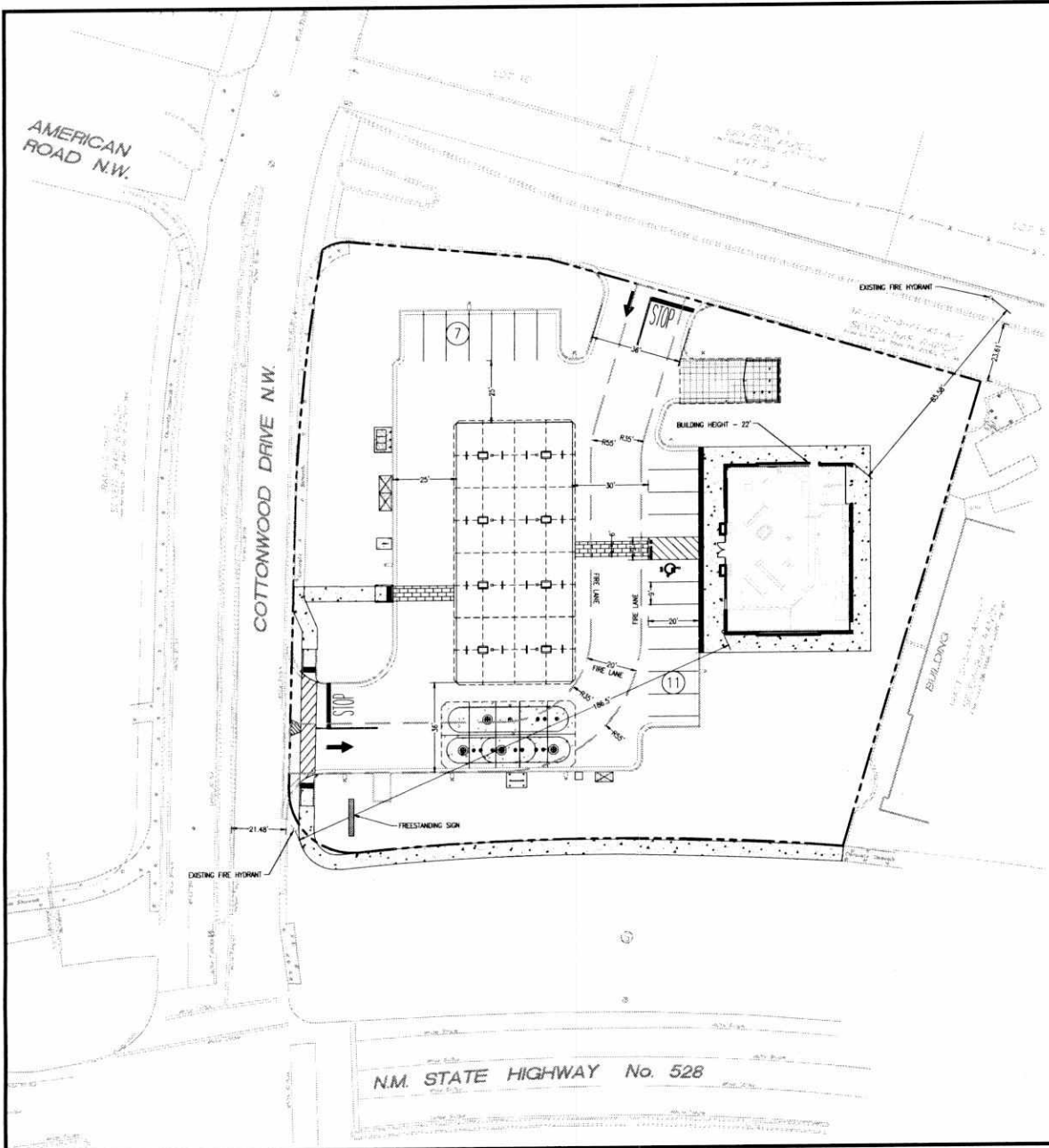
GreenbergFarrow

ARCHITECTS & ENGINEERS
P.O. BOX 1000
FARMINGTON, CT 06030
TEL: (203) 646-1000
FAX: (203) 646-1001
E-MAIL: G.FARROW@G.FARROW.COM

TRUCK ROUTE PLAN
MURPHY EXPRESS
3761 HIGHWAY 528 NW
ALBUQUERQUE NEW MEXICO

SHEET NO. C-9

REV.	DATE	BY	CHK	DS	DS	DS	DS
REV-1	10-11-17	DATE	PRN	PM	DES	DES	DRW



EXISTING	
Sanitary Sewer Manhole	Hand Building
Power Pole	Light Pole
Underground Sewer	Antenna
Power Pole	Concrete Symbol
High Voltage Tower	Telephone Symbol
Key Box	Underground Electric Line
Overhead Wire	Underground Communication Line
Water Meter	Underground Gas Line
Water Valve	Underground Water Line
Hydrant	Sanitary Sewer Line
Electric Meter	Storm Drain Line
Drain Box	Control Point
Overhead Traffic Light Pole	Wall
Fence	

PROPOSED	
Boundary Line	CONCRETE CURB AND GUTTER
CONSTRUCTION FENCE (SEE DETAIL SHEETS)	CONSTRUCTION FENCE ON PAVEMENT (SEE DETAIL SHEETS)
CTP	BUILDING/CANOPY CONTROL POINT

- GENERAL SITE NOTES**
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB HEIGHTS SHALL BE 5" AS SHOWN TYPICAL ON THIS PLAN UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON:
 - ALL CURB AND GUTTER ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 10.
 - PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE EXISTING PAVING LOT AREA AND ALL APPROACH RIMES.
 - SEE ASSOCIATED PLANS FOR CATCH BASINS, CULVERTS, PUMP STATIONS AND LAYOUT.
 - CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SHOWN AS DEMOLITION BEING. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
 - THE LOCATION OF THE CONSTRUCTION FENCE ON THE CORNERS IS FOR CONSTRUCTION REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.
 - ALL SLOPES AND AREAS DELINEATED BY CONSTRUCTION SHALL BE GRADED SMOOTHLY AND FOUR INCHES OF TOPSOIL APPLIED IF NECESSARY. TOPSOIL IS NOT REQUIRED ON SLOPE. THE CONTRACTOR SHALL PROVIDE TOPSOIL APPROVED BY THE OWNER. AS REQUIRED, THE AREA SHALL BE RESEED/COVERED, FERTILIZED, MULCHED, MOWED AND MAINTAINED AND HARVEST CROPS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DELINEATED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL PURCHASE AND INSTALL A WEEDING AND SHALL COORDINATE LOCATION OF MAINTENANCE WITH MAINTENANCE CONTRACTOR. MAINTENANCE AND/OR ON-SITE REPRESENTATIVE AND LOCAL POSTMASTER.
 - ALL PROPOSED PAVEMENT GRADING OR MAINTENANCE SHALL FOLLOW THE SPECIFICATIONS FOR PAVEMENT INCLUDED IN DETAIL 10A.

- FIRE 1 NOTES**
- REFER TO ARCHITECTURAL BUILDING PLANS FOR KNICK BOX LOCATION.
 - PREMISE #2 SHALL BE ON THE MURPHY FIRESTANDING SIGN.
 - CONSTRUCTION TYPE 8-0 SQUARE FOOTAGE: 2440.
 - MURPHY STANDARD 5" CONCRETE SECTION WILL SUPPORT A 7500 POUND FIRE TRUCK.

MURPHY OIL USA, INC.

MURPHY USA

200 PEACH STREET
EL DORADO, AR 71730

GreenbergFarrow

ARCHITECTS ENGINEERS PLANNERS
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FORT WORTH, TEXAS 76155
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FAX: 817.339.1235
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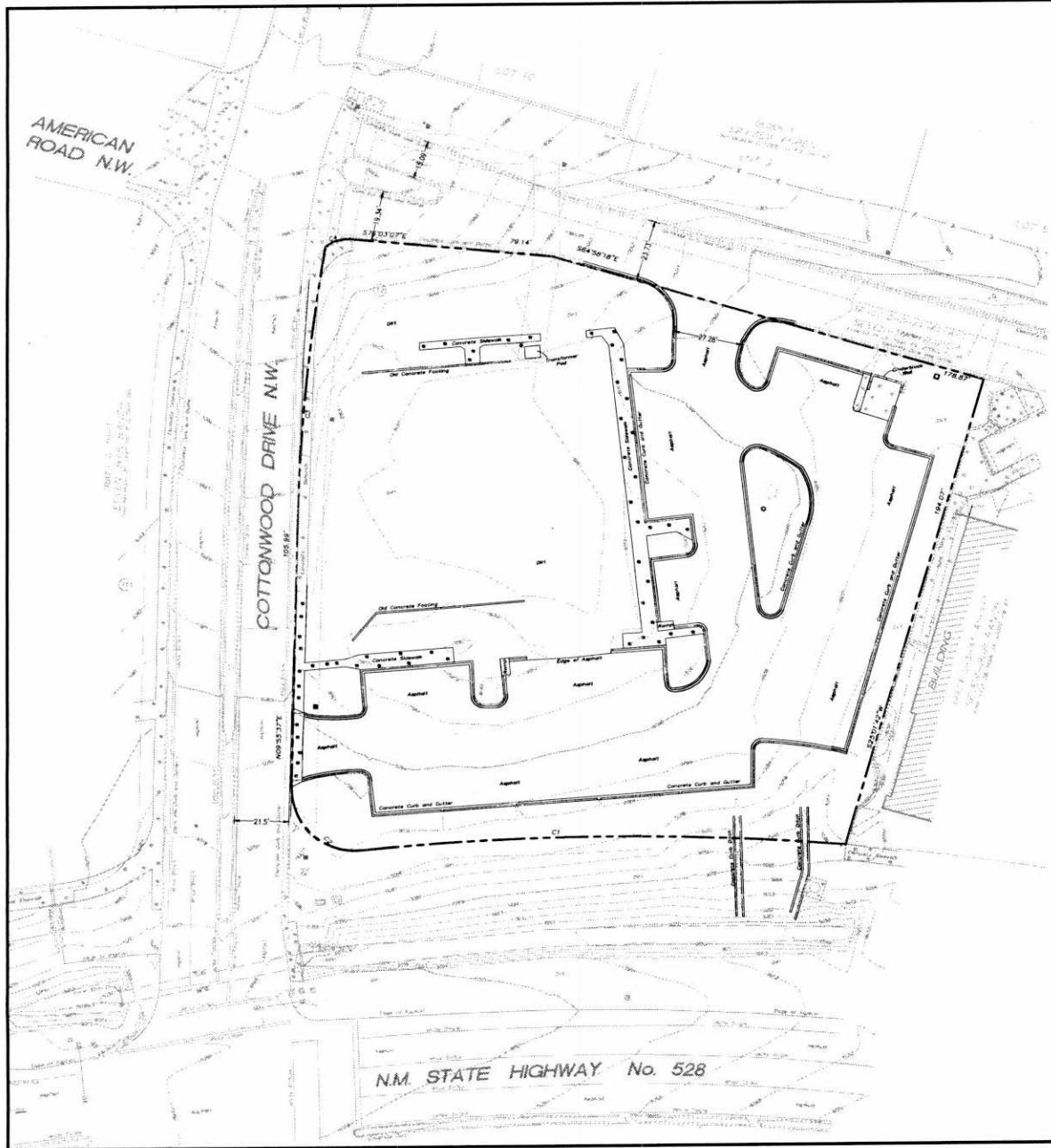
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FIRE 1

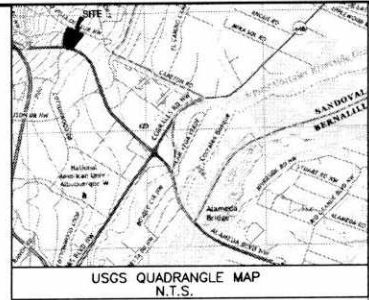
MURPHY EXPRESS

3751 HIGHWAY 528 NW

ALBUQUERQUE NEW MEXICO



ZONING:
SU-1 (SPECIAL USE ZONE)



EXISTING

Sanitary Sewer Station	Hand Railing
Power Pole	Light Pole
Underground Road	Barbed
Power Pole	Concrete Symbol
High Voltage Tower	Temporary Fenceline
Gas Main	Underground Electric Line
Overhead Wire	Underground Communications Line
Water Meter	Underground Gas Line
Water Meter	Underground Water Line
Hydrant	Sanitary Sewer Line
Electric Meter	Storm Drain Line
Traffic Sign	Control Point
Overhead Traffic Light Pole	Well
Fence	

MURPHY OIL USA, INC.

MURPHY USA

200 PEACH STREET
EL DORADO, AR 71730

GreenbergFarrow

1000 N. 10TH STREET, SUITE 100
ATLANTA, GA 30309
PHONE: (404) 525-1000
FAX: (404) 525-1001
E-MAIL: G.FARROW@GREENBERGFARROW.COM

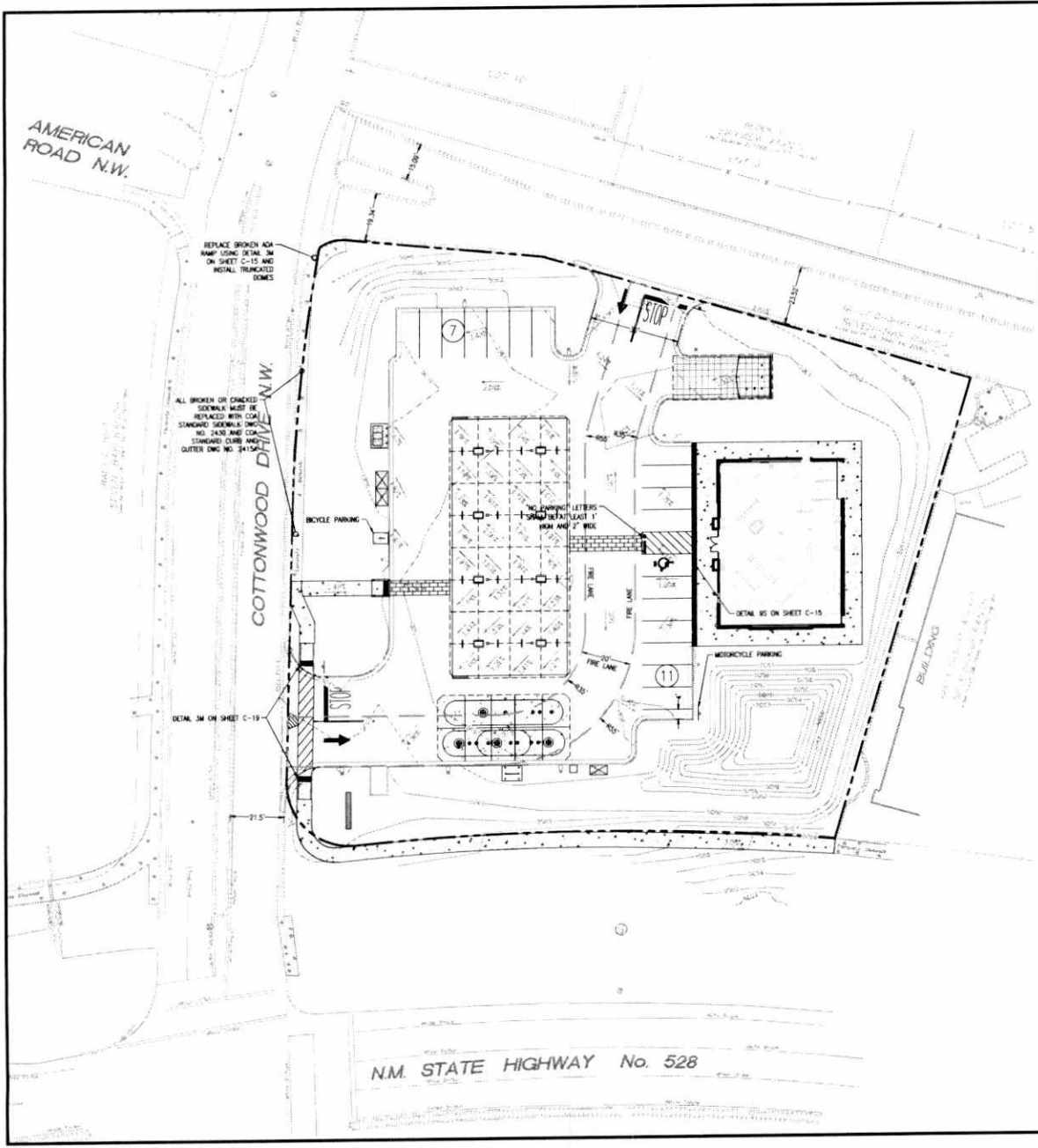
TCL - EXISTING CONDITIONS

MURPHY EXPRESS

3761 HIGHWAY 528 NW

ALBUQUERQUE NEW MEXICO

SHEET NO. C-11

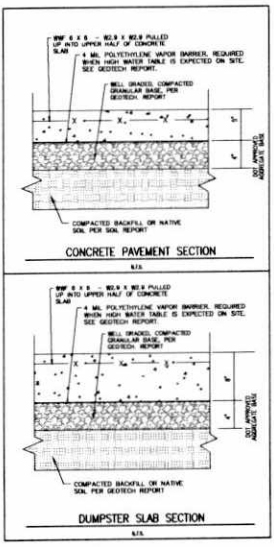


ZONING:
SU-1 (SPECIAL USE ZONE)

MURPHY SITE: 1.25 AC
AREA DISTURBED: 1.34 AC

POST-DEV LAND USE	
IMPERVIOUS AREA	0.71 AC
PERVIOUS AREA	0.54 AC
TOTAL AREA	1.25 AC

PROPOSED USE:
FUELING STATION WITH
CONVENIENCE STORE



EXISTING	
Sanitary Sewer Main	Hand Hiding
Power Pole	Light Pole
Underground Heat	Battery
Power Pole	Concrete Spreader
High Voltage Tower	Telephone Pole
Day Box	Underground Electric Line
Overhead Wire	Underground Communication Line
Water Meter	Underground Gas Line
Water Valve	Underground Water Line
Hydrant	Sanitary Sewer Line
Electric Meter	Storm Drain Line
Traffic Sign	Concrete Plant
Overhead Traffic Light Pole	Mail
Fence	

- PROPOSED**
- BOUNDARY LINE
 - CONCRETE CURB AND GUTTER
 - CONSTRUCTION FENCE (SEE DETAIL SHEETS)
 - CF
 - CFT
 - CONSTRUCTION FENCE ON PAVEMENT (SEE DETAIL SHEETS)
 - BUILDING/CANOPY CORNER POINT
- GENERAL SITE NOTES**
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RETURN RADIUS SHALL BE 5' AS SHOWN TYPICAL ON THIS PLAN UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE SHOWN, CULVERTS SHALL BE 5' AS SHOWN TYPICAL ON THIS PLAN UNLESS OTHERWISE NOTED.
 - ALL CURB AND GUTTER SHALL BE 5' AS SHOWN TYPICAL ON THIS PLAN UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SHOWN IN SEPARATE WORKSHEET. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OF POWER TO ANY LIGHT POLES ON SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONCRETE, COLUMN, PUMP, PLUMBING, AND LIGHTS.
 - THE LOCATION OF THE CONSTRUCTION FENCE ON THE CURBLINE IS FOR GENERAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE REMAINS AT ALL TIMES WITHIN THE CURBLINE.
 - ALL SIGNS AND MARKINGS DISOCCUPYED BY CONSTRUCTION SHALL BE REINSTALLED AND LOCATIONS OF MARKERS WITH MURPHY CONSTRUCTION MANAGER AND/OR ON-SITE REPRESENTATIVE AND LOCAL JURISDICTIONS.
 - ALL PROPOSED PAVEMENT STRIPING OF MARKERS SHALL FOLLOW THE SPECIFICATIONS FOR PAVEMENT STRIPING IN DETAIL FOR.

PARKING INFORMATION: MURPHY						
DESCRIPTION	BUILDING AREA (S.F.)	REQUIRED				
		RATIO	SPACES			
		/1000 S.F.	REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
MURPHY OIL	3445	5	18	1	1	18
STALL DIMENSIONS:	8' X 20'	PROVIDED				
		RATIO	SPACES			
		/1000 S.F.	REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
		5	18	1	1	18

SHEET NO. **C-12**

TCL - PROPOSED CONDITIONS

MURPHY EXPRESS

3751 HIGHWAY 528 NW

ALBUQUERQUE NEW MEXICO

GreenbergFarrow

ARCHITECTS

1000 N. 10TH ST. SUITE 100

ALBUQUERQUE, NM 87102

TEL: 505.263.1111

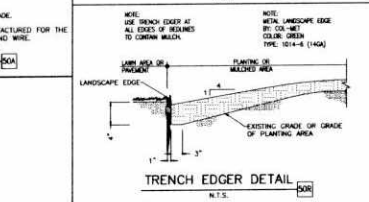
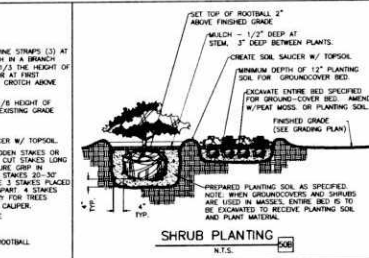
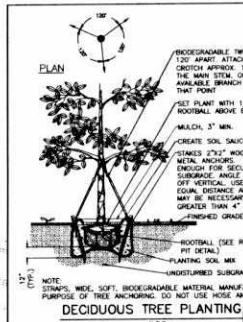
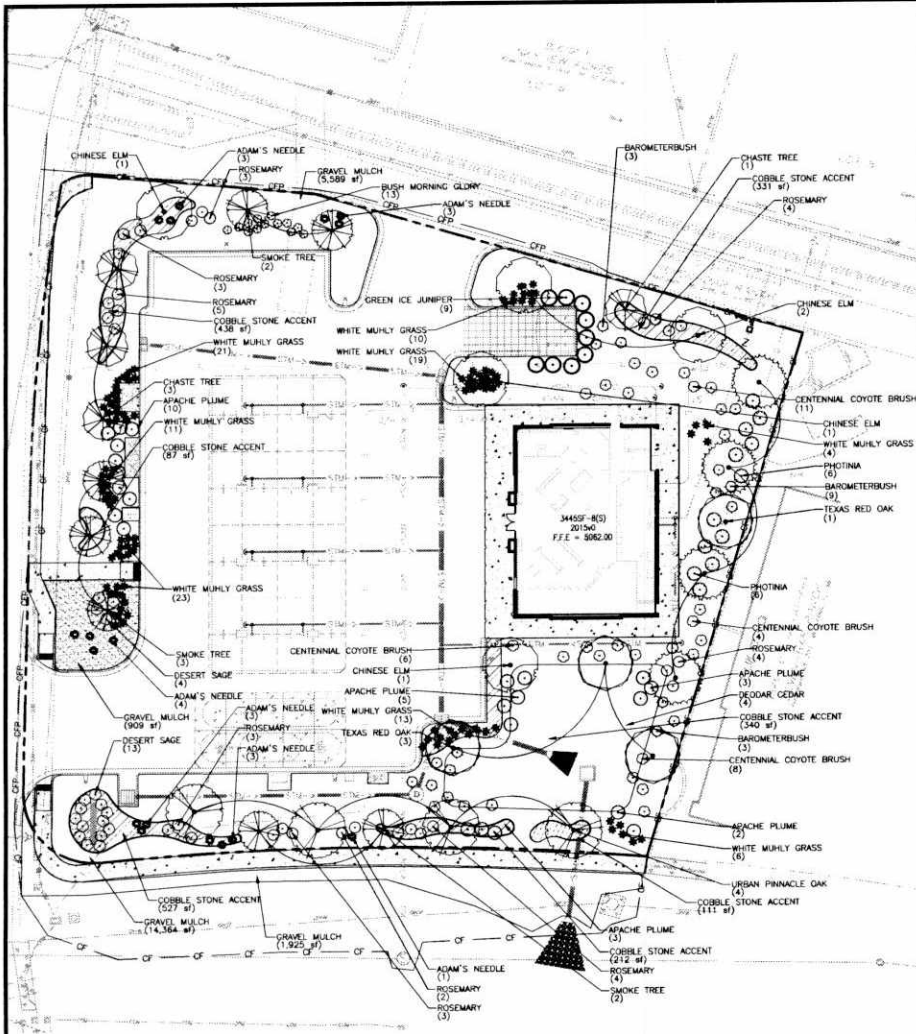
FAX: 505.263.1112

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MURPHY OIL USA, INC.

200 PEACH STREET

EL DORADO, AR 71730



EXISTING

●	Existing Tree	○	Hand Rating
○	Power Pole	○	Light Pole
○	4" Underground Pipe	○	6" Bore
○	High Voltage Line	○	Concrete Symbol
○	Gas Pipe	○	Telephone Poles
○	Overhead Wire	○	Underground Electric Line
○	Water Main	○	Underground Gas Line
○	Sanitary Sewer	○	Underground Water Line
○	Storm Drain	○	Sanitary Sewer Line
○	Storm Drain	○	Storm Drain Line
○	Storm Drain	○	Control Point
○	Storm Drain	○	Storm Drain

PROPOSED

○	Boundary Line
○	Typical Planting with Quantity and Key
○	Construction Fence (See Civil Details)

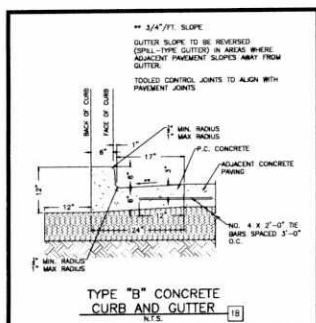
GROUND COVER

Gravel Mulch	22,787 sf
Cobble Stone Accent	2,046 sf

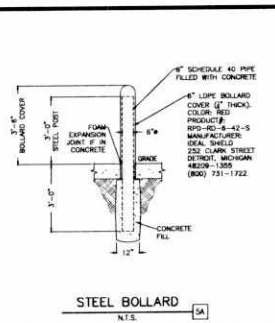
QTY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
29	Baccharis 'Centennial' / Centennial Coyote Brush	1 gal			
13	Convolvulus cneorum / Bush Morning Glory	3 gal	12" MIN.		Round, full form
23	Folgia paradisaica / Apache Plume	7 gal	36" MIN.		Round, full form
9	Juniperus scopulorum 'Green Ice' TM / Green Ice Juniper	8" & B	8' MIN.		Full to ground, dense
15	Leucophyllum longimanis 'Rio Bravo' TM / Barometerbush	5 gal			Full, Well Rooted
107	Muhlenbergia capillaris 'White Cloud' / White Mule Grass	3 gal			SP. 30" O.C.
12	Phytolacca 'Fraseri' / Phytolacca	7 gal	48" HT. MIN.		Dense to ground
31	Rosa rugosa 'Eden' / Rose	7 gal	30" MIN.		Full form
17	Salvia doris / Desert Sage	3 gal	18" MIN.		Dense, full form
17	Yucca filamentosa 'Color Guard' / Adam's Needle	5 gal			Full, Well Rooted

PLANT SCHEDULE LANDSCAPE

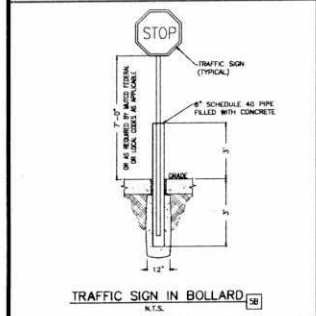
QTY	BOTANICAL NAME / COMMON NAME	CONT.	COL.	MATURE WIDTH	REMARKS
4	Cedrus deodara / Deodar Cedar	B & B	2' Col	12-15' H	
7	Cedrus deodara 'Golden Spirit' / Smoke Tree	B & B	2' Col	8'-10' HT	Straight trunk, full form
4	Quercus macrocarpa 'Urban Pinnacle' / Urban Pinnacle Oak	B & B	2' Col	10'-12' HT	Full Well Rooted, Straight Trunk
4	Quercus laevis / Texas Red Oak	B & B	2' Col	12-15' H	Straight trunk, full form
5	Ulmus parvifolia / Chinese Elm	B & B	2' Col	12-15' H	Straight trunk, clear 8' above ground
4	Wickstroemia caryophyllata / Chaste Tree	B & B	2' Col		



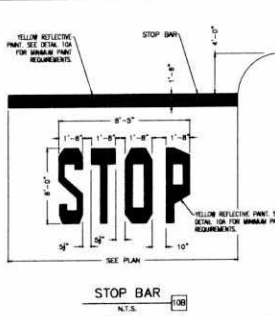
TYPE "B" CONCRETE CURB AND GUTTER [18]



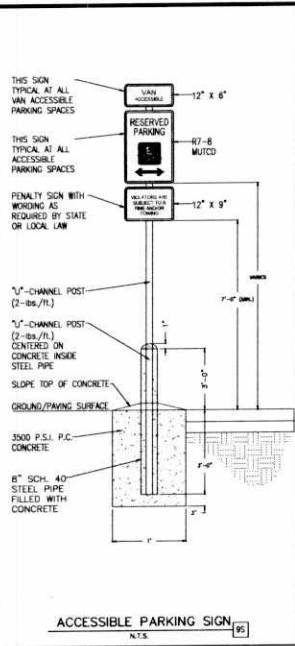
STEEL BOLLARD [2A]



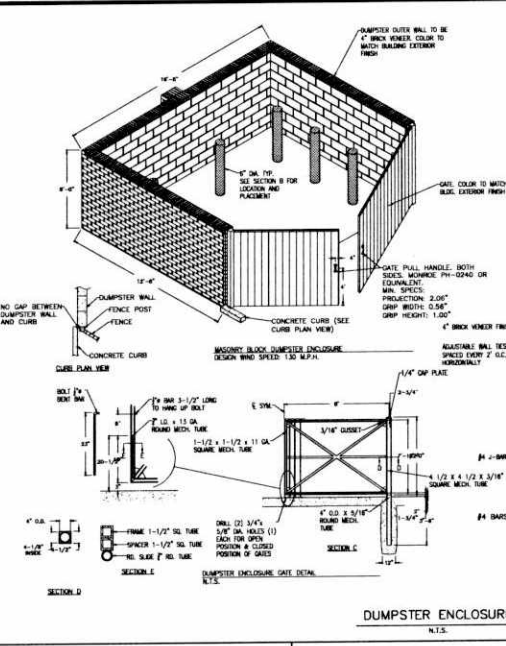
TRAFFIC SIGN IN BOLLARD [2B]



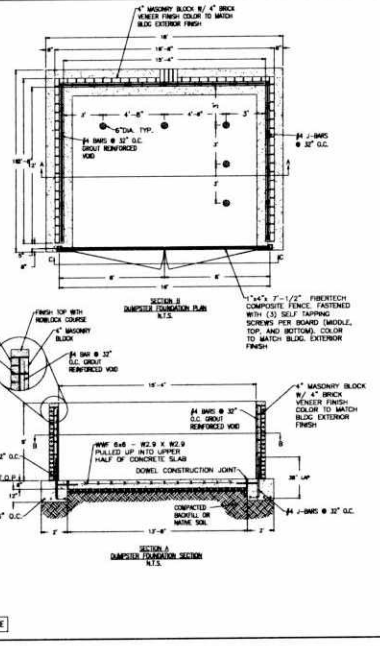
STOP BAR [2C]



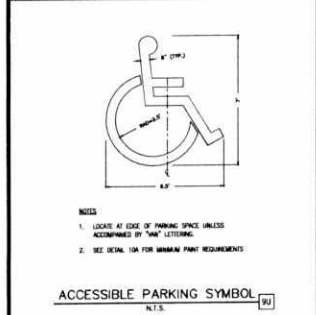
ACCESSIBLE PARKING SIGN [2D]



DUMPSTER ENCLOSURE [2E]



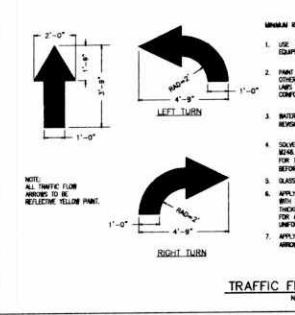
DUMPSTER ENCLOSURE [2F]



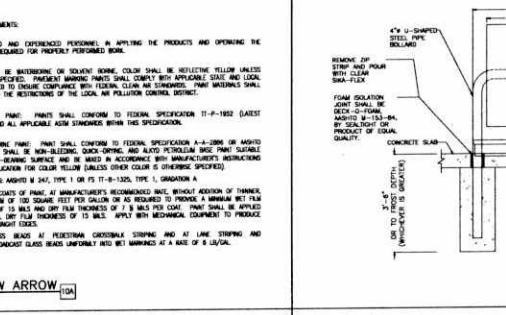
ACCESSIBLE PARKING SYMBOL [3A]



"MOTORCYCLE PARKING" SIGN [3B]



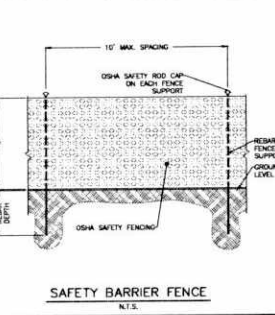
TRAFFIC FLOW ARROW [3C]



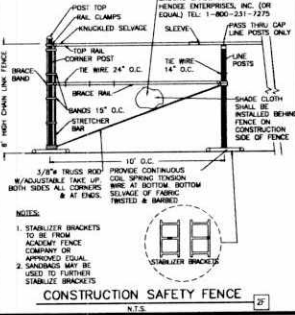
U-BUMPER DETAIL [3D]



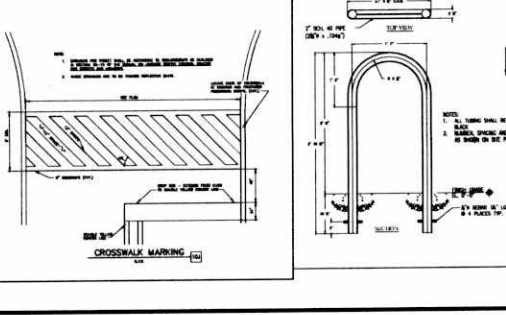
STOP SIGN [3E]



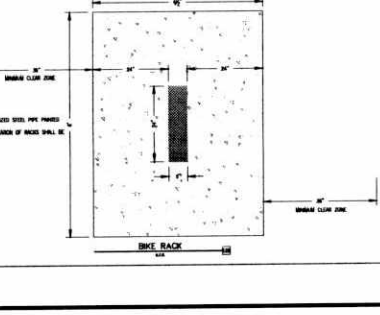
SAFETY BARRIER FENCE [3F]



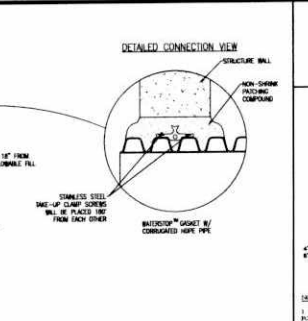
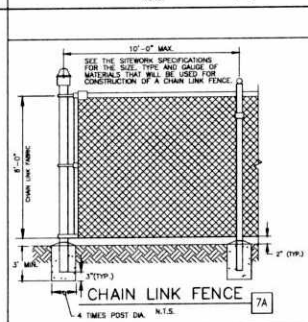
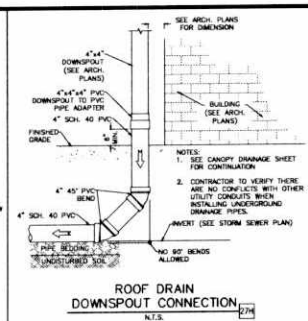
CONSTRUCTION SAFETY FENCE [3G]



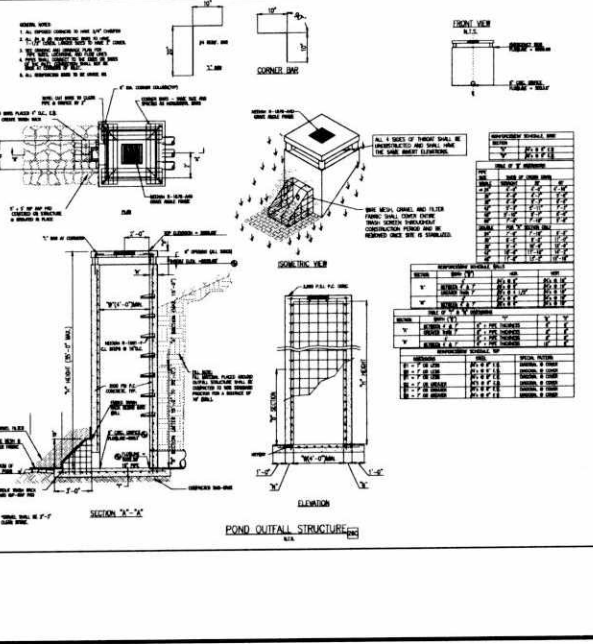
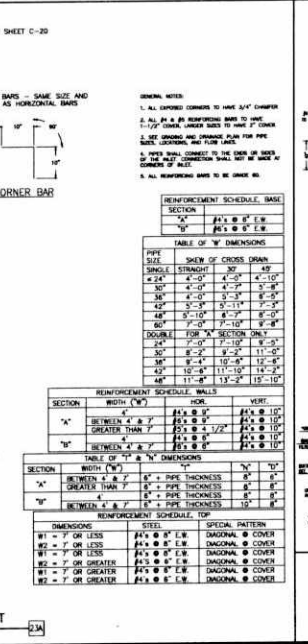
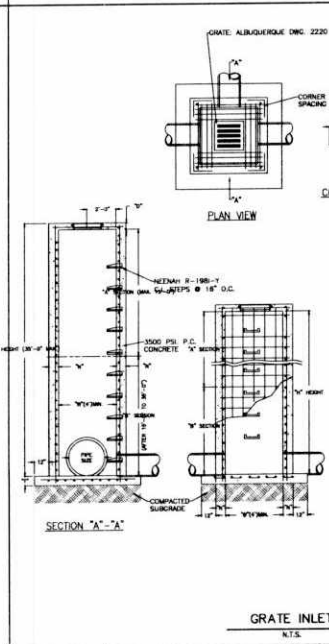
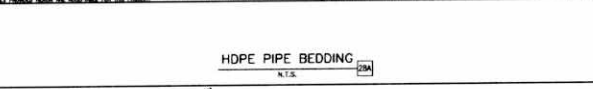
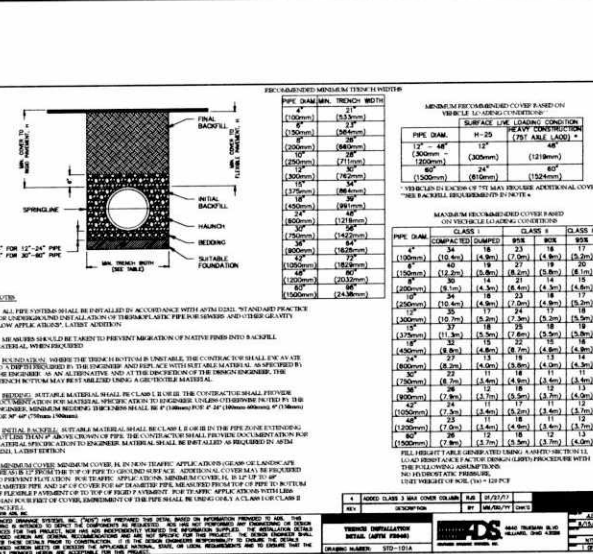
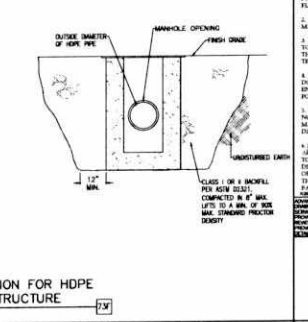
CROSSWALK MARKING [3H]

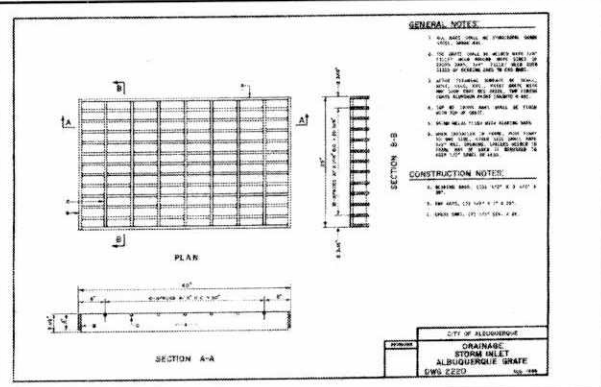
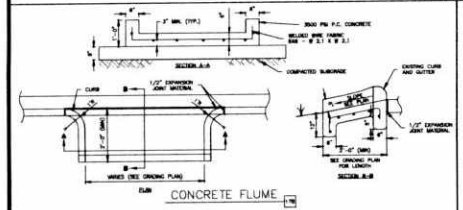
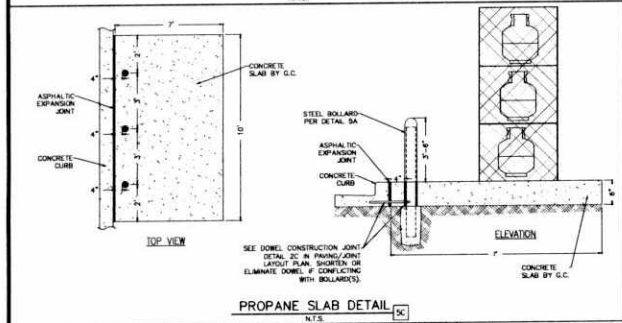
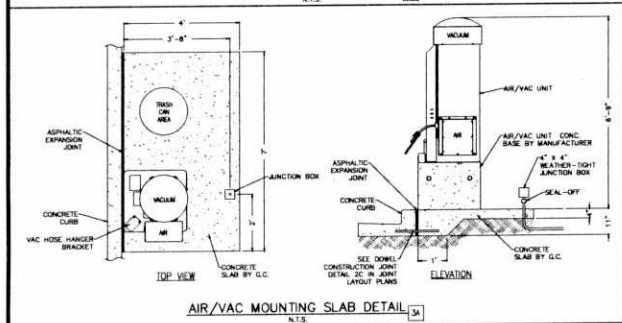
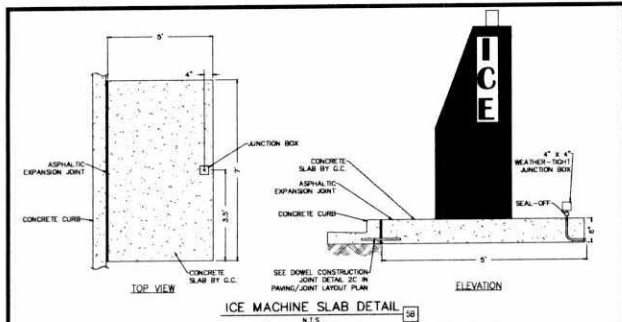


SAFETY BARRIER FENCE [3I]



PIPE SIZE (IN)	PIPE OD (IN)	4" MIN. HOLE DIA. (IN)	"8" MIN. DISTANCE PIPE INVERT TO STRUCTURE INVERT (IN)
12	13.4	11.8	17.50
12	14.5	14.2	19.50
15	17.8	17.8	25.00
18	21.2	21.5	28.50
24	27.8	28.4	35.25
30	36.1	36.5	46.50
36	41.1	41.4	47.00
42	47.7	48.0	53.00
48	53.8	54.0	59.00
60	66.3	67.3	72.00





SHEET NO.
C-20

DETAILS
MURPHY EXPRESS
3761 HIGHWAY 528 NW
ALBUQUERQUE NEW MEXICO

GreenbergFarrow
1800 W. 10TH AVENUE, SUITE 200
ALBUQUERQUE, NM 87102
TEL: (505) 261-1000
FAX: (505) 261-1001
WWW.GREENBERGFARROW.COM

MURPHY OIL USA, INC.
200 PEACH STREET
EL DORADO, AR 71730
MURPHY
USA

CONCRETE SPECIFICATIONS

- A. CEMENT**
1. PROVIDE AN APPROVED STANDARD BRAND PORTLAND CEMENT CONFORMING TO ASTM C 150.
 2. PROVIDE TYPE I NORMAL STRENGTH OR TYPE II HIGH EARLY STRENGTH.
- B. AIR ENTRAINED CEMENT**
1. PROVIDE AN APPROVED STANDARD BRAND TYPE I-A PORTLAND CEMENT CONFORMING TO ASTM C 494.
- C. ALL CONCRETE FLAT WORK SHALL HAVE A MINIMUM OF 4" COMPACTED GRANULAR BEDDING.**
- D. FINE AGGREGATES**
1. PROVIDE FINE AGGREGATES CONFORMING TO ASTM C 33 CONSISTING OF NATURAL SAND HAVING CLEAN, HARD, STRONG, DURABLE, UNCOATED GRAINS, FREE OF INJURIOUS AMOUNTS OF DUST, LUMPS, SOFT OR FLAKY PARTICLES, SHALE, ALKALI, ORGANIC MATTER, OR OTHER DELETERIOUS SUBSTANCES.
 2. PROVIDE FINE AGGREGATES WITH A MINIMUM OF NINE PERCENT PASSING THROUGH A NO. 100 SIEVE.
 3. IN ADDITION NOT MORE THAN 45 PERCENT IS TO BE RETAINED BETWEEN ANY TWO CONSECUTIVE SIEVES.
- E. COARSE AGGREGATES**
1. PROVIDE COARSE AGGREGATES CONFORMING TO ASTM C 33 CONSISTING OF CRUSHED STONE OR WASHED GRAVEL HAVING A CLEAN, HARD, STRONG, DURABLE, UNCOATED PARTICLE, FREE FROM INJURIOUS AMOUNTS OF SOFT OR FLAKY PARTICLES, ALKALI, ORGANIC MATTER, OR OTHER DELETERIOUS SUBSTANCES.
 2. PROVIDE COARSE AGGREGATE WITH A MAXIMUM OF 1-1/2 INCHES, WITH A MINIMUM OF 80 PERCENT PASSING A 1-1/2" SIEVE.
 3. NOT MORE THAN FIVE PERCENT IS TO PASS A NO. 4 SIEVE.
- F. WATER**
1. USE CLEAN WATER FREE OF INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALI SALTS, ORGANIC MATERIALS, OR OTHER SUBSTANCES THAT MAY BE DELETERIOUS TO CONCRETE OR STEEL.
- G. ALL CONCRETE SHALL BE PLACED ON VAPOR BARRIER OF 4 MIL OR GREATER POLYETHYLENE TO ASSURE COMPLETE HYDRATION OCCURS.**
- H. CONCRETE MIX DESIGN**
1. REQUIRE BATCH TICKETS TO BE FURNISHED UPON DELIVERY OF THE CONCRETE, TO ENSURE CONCRETE MEETS THE SPECIFICATION CONTRACTOR TO PROVIDE PLANT BATCH CERTIFICATIONS TO OWNER'S FIELD REPRESENTATIVE.
 2. PROVIDE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MINIMUM OF 328 BAGS (544 LBS) OF CEMENT IN EACH CUBIC YARD OF CONCRETE, CONFORMING TO ASTM C 94 FOR READY-MIXED CONCRETE. ALL CONCRETE SHALL BE CERTIFIED AS HIGH-EARLY STRENGTH, 4000 P.S.I., 28-DAY COMPRESSIVE STRENGTH READY-MIXED CONCRETE.
 3. DO NOT EXCEED THE MAXIMUM WATER-CEMENT RATIO OF 0.44 (FIVE GALLONS/BAG OF CEMENT).
 4. PROVIDE CONCRETE WITH A MINIMUM FOUR INCH SLUMP WHEN TESTED WITH A STANDARD SLUMP CONE CONFORMING TO ASTM C 143. SLUMP SHALL BE 4-5."
 5. IF CONCRETE DEVELOPS CONSISTENCY OF DIFFICULT WORKABILITY, THEN A SUPER PLASTICIZER ADMIXTURE MAY BE USED WHEN APPROVED BY MURPHY OIL USA, INC.
 6. DO NOT ADD WATER TO INCREASE SLUMP.
 7. CALCIUM CHLORIDE SHALL NOT BE USED.
 8. CURING COMPOUND TO BE MASTER BUILDER'S "MASTERSEAL" OR TAMS INDUSTRIES' TR-08-44, APPLIED PER MANUFACTURER'S SPECIFICATIONS.
- I. PROVIDE AIR ENTRAINMENT FOR ALL CONCRETE TO BE FINISHED INCLUDING FOUNDATIONS, WALLS, PAVEMENTS, AND RETAINING WALLS.**
1. AIR ENTRAINMENT IS TO BE A MINIMUM OF FIVE PERCENT AND MAXIMUM OF SEVEN PERCENT BY VOLUME.
 2. MEASURE THE AIR CONTENT AT THE POINT OF DISCHARGE INTO FORMS.
- J. PLACING CONCRETE**
1. MIX AND PLACE CONCRETE FOLLOWING ACI 308 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
 2. SCHEDULE CONCRETING THAT ONCE STARTED REMAINS A CONTINUOUS OPERATION UNTIL THE PARTICULAR SECTION OF PANEL HAS BEEN COMPLETED.
 3. PROVIDE CONSTRUCTION JOINTS AS INDICATED.
 4. DEPOSIT CONCRETE INTO THE FINAL POSITION AT THE SPECIFIED SLUMPS WITHOUT SEGREGATION BY RE-HANDLING OR FLUMING.
 5. DEPOSIT CONCRETE AT A RATE THAT CONCRETE REMAINS PLASTIC AND FLOWABLE INTO THE SPACES BETWEEN THE REINFORCING BARS.
 6. DO NOT DEPOSIT FRESH CONCRETE ON CONCRETE THAT HAS HARDENED SUFFICIENTLY TO CAUSE FORMATION OF SEAMS OR PLANES OF WEAKNESS WITH THE SECTION OF PANEL.
 7. DO NOT DEPOSIT PARTIALLY HARDENED CONCRETE OR CONCRETE THAT HAS BEEN CONTAMINATED BY FOREIGN MATERIALS.
 8. DO NOT RE-TEMPER CONCRETE.
 9. THOROUGHLY COMPACT CONCRETE BY MEANS OF MECHANICAL VIBRATORS SUPERVISED BY EXPERIENCED PERSONNEL.
 10. PROVIDE SUFFICIENT VIBRATION INTENSITY TO CAUSE FLOW OR SETTLEMENT AROUND REINFORCEMENT, EMBEDDED ITEMS, AND CORNERS OF THE FORMS, BUT NOT LONG ENOUGH TO CAUSE SEGREGATION OF THE MIX.
 11. SUPPLEMENT MECHANICAL VIBRATION BY HAND SHAKING IN CORNERS AND ANGLES OF THE FORMS AND ALONG FORM SURFACES WHILE THE CONCRETE IS PLASTIC TO ENSURE EVEN DENSE SURFACES FREE FROM AGGREGATE POCKETS OR HONEYCOMBS.
 12. PROTECT CONCRETE FROM EXCESSIVE HEAT AND PREMATURE DRYING BY THE USE OF KRAFT PAPER AND WATER MIST.
 13. COAT CONCRETE AFTER ALL FINISHING IS COMPLETE USING THE SPECIFIED CURATIVE AGENTS.
 14. IF SAW CUTTING IS EMPLOYED, IT MUST OCCUR FROM 8-12 HOURS AFTER INITIAL SET. a) SPALLING DUE TO SAW CUTTING ACTIONS MAY RESULT IN REJECTION OF THE CONCRETE WORK.
- K. COLD WEATHER REQUIREMENTS**
1. FOLLOW THE REQUIREMENTS OF ACI 308.1-90 AND THE FOLLOWING:
 2. REFER TO "RECOMMENDED PRACTICES FOR COLD WEATHER MASONRY CONSTRUCTION" AS PUBLISHED BY INTERNATIONAL MASONRY INDUSTRY ALL WEATHER COUNCIL FOR TYPICAL COLD WEATHER MASONRY PRACTICES TO BE FOLLOWED.
 3. PROVIDE ADEQUATE EQUIPMENT FOR HEATING CONCRETE MATERIALS, AND FOR PROTECTION OF THE CONCRETE DURING FREEZING OR NEAR FREEZING WEATHER.
 4. MAINTAIN CONCRETE MATERIALS, REINFORCEMENT, FORM WORK, FILLERS, AND GROUND TO BE IN CONTACT WITH THE CONCRETE FREE OF FROST. DO NOT USE FROZEN MATERIALS OR MATERIALS CONTAINING ICE.
 5. PROVIDE CONCRETE, DELIVERED IN COLD WEATHER, WITH THE FOLLOWING TEMPERATURES AIR TEM MIN. CONCRETE TEMP. 32-40 F. NO. 10-20 F. NO. 20-30 F. NO. 30-40 F. NO. 40-50 F. NO. 50-60 F. NO. 60-70 F. NO. 70-80 F.
 6. WHEN PRODUCING CONCRETE WITH HEATED AGGREGATES, HEATED WATER OR BOTH, DO NOT ALLOW CONCRETE TO EXCEED 90° DURING PRODUCTION OR TRANSPORTATION.
 7. ALL CONCRETE SLABS PLACED AT AIR TEMPERATURES FROM 20° TO 50° MAY HAVE AN ACCELERATING WATER REDUCING ADMIXTURE, ADDITIVE ADDED TO ACCELERATE SETTING TIME AND STRENGTH ADMIXTURE CONFORMING WITH ASTM C 494.
 8. ACCEPTABLE ADMIXTURES ARE EXLUXID CHEMICAL COMPANY'S "ACCELGAURD 90", OR EQUAL PRODUCTS BY W.R. MEADOWS, INC. OR W.R. GRACE & CO.
 9. (a) ADD ACCELERATORS IN W/WATER & AGGREGATE TO THE READY MIX CONCRETE TRUCK, BUT DO NOT DISPOSE ONTO DRY CONCRETE.
 10. (b) FOR TEMPERATURES 32 F. - 40 F., ADD AT A RATE OF 1600/100 LBS OF CONCRETE.
 11. (c) FOR TEMPERATURES BELOW 32 F., HEAT AGGREGATE AND USE WARM WATER SO THAT WHEN MIXED CONCRETE TEMPERATURE WILL BE ABOVE 60°.
 12. FOLLOW THE MANUFACTURER'S INSTRUCTION FOR THE QUANTITY TO BE ADDED TO THE CONCRETE MIX, DEPENDING UPON THE AMBIENT TEMPERATURE, DESIRED RATE OF ACCELERATION, EARLY STRENGTH GAIN, AND STOPPING SCHEDULE. a) MAINTAIN CONCRETE ABOVE 50° IN A MOIST CONDITION FOR A MINIMUM OF SEVEN DAYS AFTER PLACEMENT FOLLOWING THE RECOMMENDATIONS OF ACI 308-92.

CONCRETE (CONTINUED)

- L. HOT WEATHER REQUIREMENTS**
1. FOLLOW THE REQUIREMENTS OF ACI 305R.
 2. DURING HOT WEATHER, TAKE STEPS TO REDUCE CONCRETE TEMPERATURE AND WATER EVAPORATION BY PROPER ATTENTION TO INGREDIENTS, PRODUCTION METHODS, HANDLING, PLACING, PROTECTION, AND CURING.
 3. THE PREFERRED PROTECTION IS A COVERING OF KRAFT PAPER, CONFORMING TO ASTM C 171, FOR A THIRTY FOUR HOUR PERIOD AFTER PLACEMENT.
- M. CONCRETE FORMWORK**
1. PROVIDE DRESSED LUMBER OR MANUFACTURED FORMS CONFORMING TO THE SHAPE, LINES, AND DIMENSIONS OF CONCRETE STRUCTURES INDICATED ON THE DRAWINGS, FREE FROM DEFECTS AND SUFFICIENTLY TIGHT TO PREVENT LEAKAGE OF WORKING.
 2. ALL WOODEN FORMS TO BE NO LESS THAN THE SPECIFIED DEPTH OF THE SLAB TO BE POURED, AND NOT LESS THAN NOMINAL 2" X 4" SIZE.
 3. STANDING FOR STRAIGHT SECTIONS SHALL OCCUR NOT LESS FREQUENTLY THAN EVERY FOUR FEET AND SHALL BE BOTH INSIDE AND OUTSIDE OF THE FORM.
 4. FOR CORNERS, STANDING SHALL OCCUR NOT LESS THAN EVERY FOOT, AND SHALL BE BOTH INSIDE AND OUTSIDE OF THE FORM.
 5. STEEL FORMS SHALL BE STOWED ACCORDING TO THEIR DESIGN REQUIREMENTS.
 6. ALL REMOVABLE FORMS SHALL BE COATED WITH FORM - RELEASE OIL PRIOR TO PLACEMENT OF CONCRETE.
 7. CYLINDRICAL FORMS SHALL BE OF NEW SKIDROBE OR EQUIVALENT DISPOSABLE MATERIALS.
 8. THESE MATERIALS MUST BE REMOVED COMPLETELY AFTER USE. ISLAND FORMS SHALL BE POSITIONED USING MASONRY BLOCKING AND STEEL STAKES BOTH INSIDE AND OUTSIDE OF THE FORM, TO ACHIEVE AN AVERAGE AS PER REVEAL HEIGHT AS MEASURED AT THE CENTER OF ANY LONG SIDE OF THE ISLAND. SEE DRAWINGS FD-1 AND FD-2.
 9. THE SIDES OF THE ISLAND FORM SHALL BE SHOWN AGAINST THE STAKES TO PROVIDE A PERFECTLY PLUMB FRIEBOARD.
 10. ALL EDGES CREATED BY REMOVABLE FORMS SHALL BE TOOL-EDGED AFTER SURFACE FINISHING TO PROVIDE A SMOOTH BORDER ON ALL SLABS.
 11. FORMS SHALL BE REMOVED NOT SOONER THAN 24 HOURS FROM THE TIME OF THE POUR.
 12. PROVIDE BRACE OR BE FORMS TOGETHER TO MAINTAIN SHAPE AND POSITION.
 13. PROVIDE SQUARE EDGE WOOD OR, IF AVAILABLE, METAL FORMS FOR FLOOR SLABS.
 14. BEFORE POURING CONCRETE, REMOVE ALL DEBRIS FROM THE FORMWORK.
 15. WET DOWN FORMWORK PRIOR TO PLACEMENT, OR APPLY A FORM RELEASE AGENT FOLLOWING MANUFACTURER'S RECOMMENDATIONS.
 16. DO NOT REMOVE FORMWORK AND BRACING UNTIL CONCRETE HAS GAINED SUFFICIENT STRENGTH TO CARRY ITS OWN WEIGHT, CONSTRUCTION LOADS, AND DESIGN LOADS WHICH ARE LIABLE TO BE IMPOSED ON IT.
 17. REMOVE FORMS IN A MANNER TO ASSURE THE COMPLETE SAFETY OF THE STRUCTURE.
 18. DO NOT PLACE ANY CONCRETE IF THE SUB GRADE HAS STANDING WATER OR IS MUDDY.
- N. STEEL REINFORCEMENT**
1. PROVIDE REINFORCING BARS CONFORMING TO ASTM A 615, GRADE 60 FREE OF LOOSE FLAKY RUST, MUD, OIL, OR OTHER COATINGS WHICH WILL ADVERSELY AFFECT BONDING CAPACITY.
 2. PLACE REINFORCEMENT ACCURATELY AND ADEQUATELY SUPPORTED BY CONCRETE MASONRY UNITS OR OTHER APPROVED SPACERS.
 3. SECURE REINFORCEMENT AGAINST DISPLACEMENT WITHIN TOLERANCES SPECIFIED IN "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318).
 4. HOLD BARS IN PLACE USING A MINIMUM 18 GAUGE ANNEALED IRON WIRE.
 5. SPACES IN REINFORCED CONCRETE BARS WILL NOT BE PERMITTED UNLESS APPROVED BY MURPHY OIL USA, INC.
 6. REINFORCING ROD TO COMPLY WITH ASTM A 615, GRADE 60.
- O. ALTERNATE WELDED WIRE FABRIC REINFORCEMENT**
1. ONLY WHEN INDICATED ON THE DRAWINGS, PROVIDE WELDED WIRE FABRIC CONFORMING TO ASTM A 185 FOR SIX WEL X WEL IN PLAT SHEETS UNLESS OTHERWISE INDICATED.
 2. INSTALL WELDED WIRE FABRIC IN LENGTHS AS LONG AS PRACTICAL.
 3. THE MINIMUM OVERLAP LENGTH, MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET, IS NOT TO BE LESS THAN ONE SPACING OF CROSS WIRES PLUS TWO INCHES.
- P. FOUNDATIONS**
1. PROVIDE SMOOTH FINISH AT ALL EXPOSED SURFACES.
 2. CONSTRUCT CORNERS WITH A ONE INCH CHAMFER.
 3. INCREASE THE DEPTH OF FOUNDATIONS IF REQUIRED BY FROST LINE CONDITIONS OR BY LOCAL CODES.
 4. OBTAIN MURPHY OIL USA, INC. APPROVAL OF ADDITIONAL DEPTH REQUIREMENTS BEFORE PLACING CONCRETE.
 5. CONSTRUCT TOP ELEVATION OF FOUNDATIONS TO WITHIN +1/4 INCH OF THE ELEVATION INDICATED ON THE DRAWINGS. c. INSTALL ANCHOR BOLTS WITH A HORIZONTAL TOLERANCE OF +1/8 INCH AND A VERTICAL ALIGNMENT OF +1/8 INCH OUT OF PLUMB.
- Q. GROUT**
1. PROVIDE NON-METALLIC, NON-SHINK, PREMIUM NON-STAINING GROUT CONTAINING SELECTED SILICA SANDS, ASTM C 150 TYPE I PORTLAND CEMENT, AND SHRINKAGE COMPENSATING AGENTS.
 2. ACCEPTABLE PRODUCTS ARE "TAMBOUR" BY MASTER BUILDERS AND "THE STAR" GROUT BY U.S. GROUT CORPORATION.

SHEET NO.

C-21

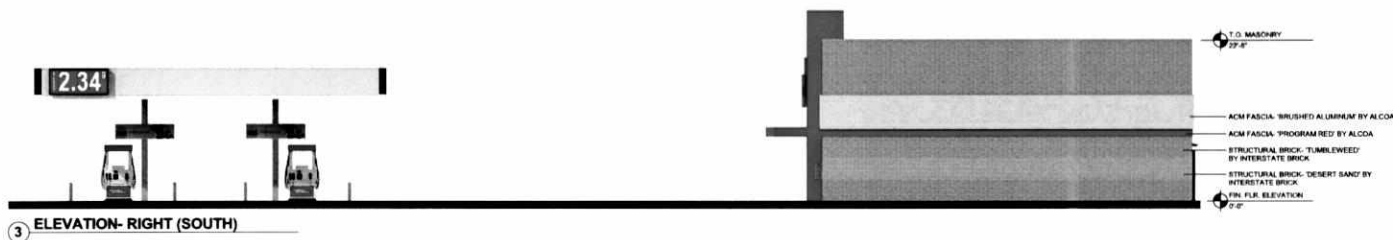
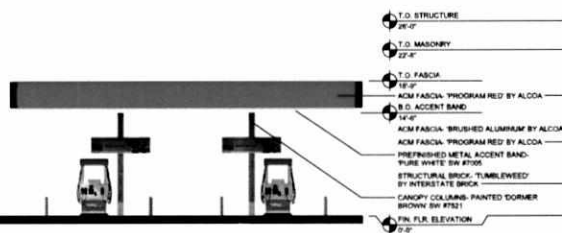
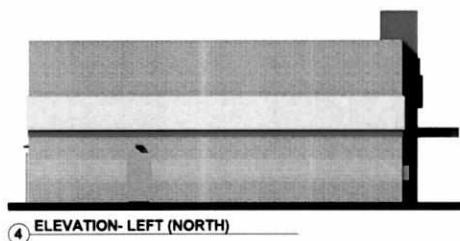
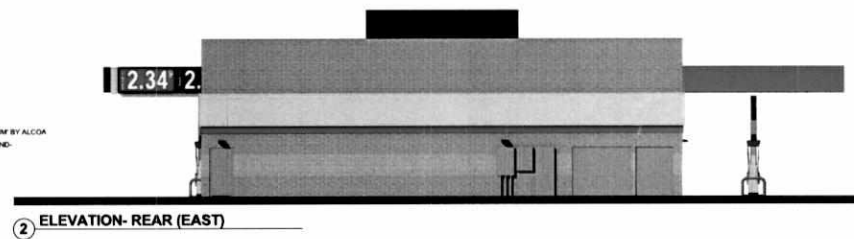
DETAILS
MURPHY EXPRESS
3751 HIGHWAY 888 NW
ALBUQUERQUE NEW MEXICO

GreenbergFarrow

1000 W. WILSON AVENUE, SUITE 200
ALBUQUERQUE, NM 87102
TEL: 505.263.1000
FAX: 505.263.1001
WWW.GREENBERGFARROW.COM

MURPHY OIL USA, INC.

MURPHY
USA
200 PEACH STREET
EL DORADO, AR 71730



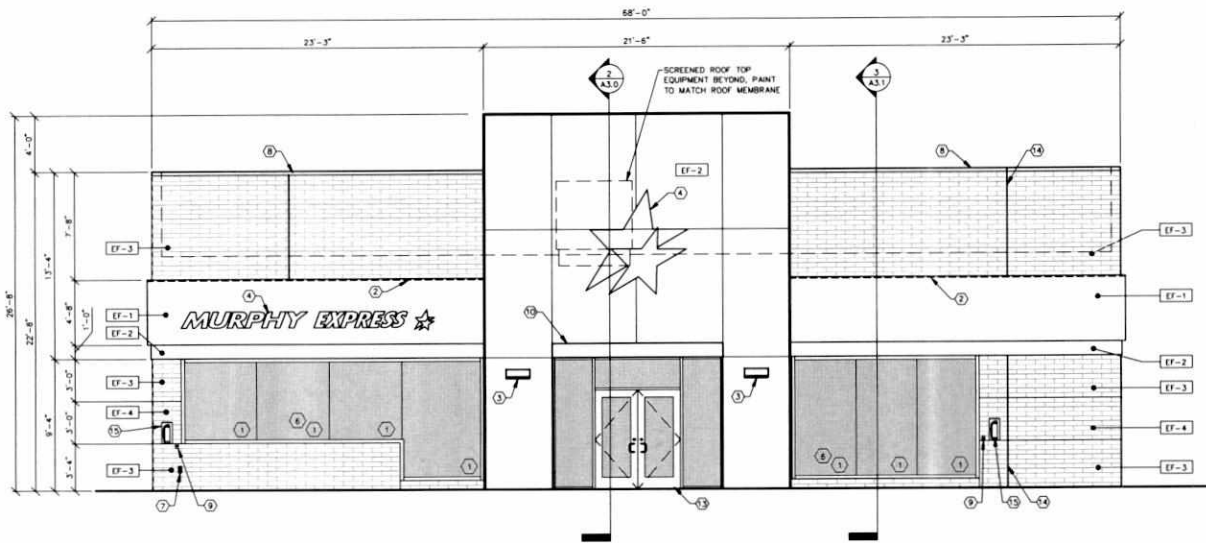
6'6" TALL WHOLE BRICK 'TUMBLEWEED' BY INTERSTATE BRICK WITH GATE
PAINTED 'DORMER BROWN SW #7521'

6 TRASH ENCLOSURE

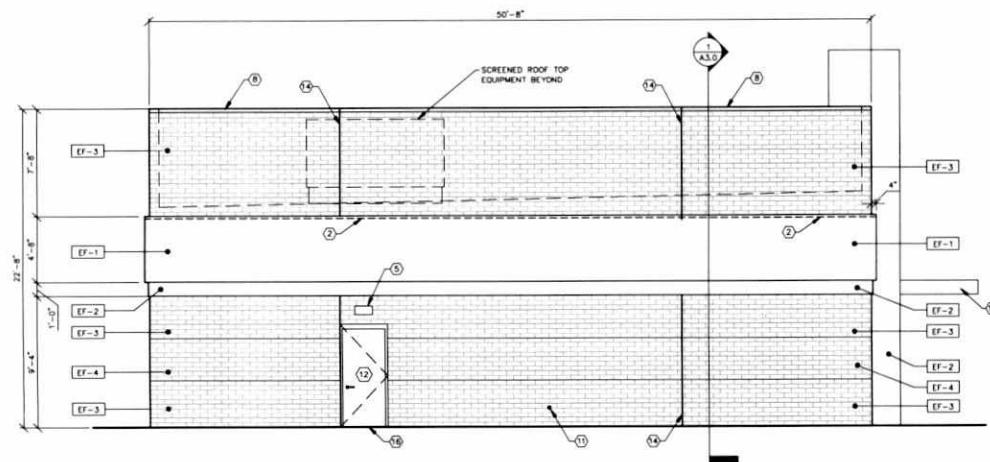


7 MONUMENT SIGN

ITEM	QTY.	HEIGHT	WIDTH	AREA (S.F.)	TOTAL S.F.
MURPHY EXPRESS CANOPY LOGO SIGN	2	12'-0"	8'-0"	96.00	192.00
MURPHY EXPRESS CANOPY LOGO SIGN	2	12'-0"	8'-0"	96.00	192.00
ISLAND SPANNER	4	12'-0"	8'-0"	96.00	384.00
MONUMENT SIGN	1	8'-0"	12'-0"	96.00	96.00
TOTAL SIGNAGE					464.00



1 EXTERIOR ELEVATION, FRONT
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION, LEFT
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- HOLLOW METAL DOORS AND FRAMES TO BE PRE-FINISHED TO MATCH MASONRY.
- ALL EXTERIOR DOOR HARDWARE TO MATCH CLEAR ANODIZED.
- ANY PRODUCTS PROPOSED FOR SUBSTITUTION ARE TO BE SELECTED BASED UPON AVAILABILITY AND ARE REQUIRED TO MATCH APPROVED MATERIALS IN COLOR, FINISH AND QUALITY. CONSULT OWNER'S REPRESENTATIVE AND SUBMIT SAMPLES FOR ANY AND ALL SUBSTITUTIONS. OWNER'S REP. WILL CONSULT WITH CITY AUTHORITIES FOR ACCEPTANCE OF SUBSTITUTIONS AND ADVISE SUPPLYING CONTRACTOR PRIOR TO INSTALLATION OF ANY WORK.
- ALL SIGNAGE DEPICTED ON ELEVATIONS ARE TO BE PERMITTED UNDER A SEPARATE SUBMITTAL AND PERMIT WITH THE CITY.

KEY NOTES:

- CUSTOM CONTINUOUS GRAPHICS PROVIDED AND INSTALLED BY CHUTE GERDEMAN.
- CUSTOM CONTINUOUS EXTERIOR LED COVE LIGHT/WALL WASHER FIXTURE [SL-23] REFER TO LIGHTING SCHEDULE SHEET E-2.1.
- EXTERIOR WALL SCIENCE REFER TO ELECTRICAL DRAWINGS AND LIGHTING SCHEDULE SHEET E-2.1.
- MURPHY'S EXTERIOR MOUNTED DIMENSION SIGNAGE - REFER TO GRAPHIC DESIGN INTENT SET. PROVIDED AND INSTALLED BY SIGN CONTRACTOR.
- WALL MOUNTED EXTERIOR SCIENCE LIGHTING AT 8'-0" A.F.F. TO BOTTOM OF FIXTURE. SEE PHOTOGRAPHIC DRAWINGS FOR SCIENCE LIGHTING SPECIFICATIONS.
- CURTAIN WALL SYSTEM WITH BUTT JOINTED 1" INSULATED TEMPERED GLASS. ALL COMPONENTS AND DOORS TO BE CLEAR ANODIZED FINISH. PROVIDED AND INSTALLED BY G.C.
- EXTERIOR ELECTRICAL RECEPTACLE IN WATERPROOF BOX. SEE ELECTRICAL DRAWINGS.
- CAP FLASHING OVER MASONRY WALL. PAINT SW7689 "TOWN HOUSE TAN".
- FUEL EMERGENCY STOP BUTTON AND SIGN.
- PRE-ENGINEERED AND PRE-FINISHED METAL PANEL AWNING BY MURPHY VENDOR.
- HOSE BIB, 18" A.F.F. SEE PLUMBING DRAWINGS.
- HOLLOW METAL DOOR, PAINT TO MATCH ADJACENT MASONRY.
- STOREFRONT SYSTEM WITH 1" INSULATED TEMPERED GLASS. ALL COMPONENTS AND DOORS TO BE CLEAR ANODIZED FINISH. PROVIDED AND INSTALLED BY G.C.
- CONTROL JOINT.
- WALL HUNG FIRE EXTINGUISHER, ANSUL C20 # 429017.
- 8" ALUMINUM FLUTED TOP SADDLE THRESHOLD BY PEMCO. 1/4" HIGH. LENGTH TO FIT DOOR OPENING.

MATERIAL SCHEDULE:

SYMBOL	DESCRIPTION
EF-1	PREFINISHED METAL PANELS, ALCOA, REYNOLDS #4 ("BRUSHED NATURAL ALUMINUM") SUPPLIED AND INSTALLED BY FREYMOSS.
EF-2	PREFINISHED METAL PANELS, 3A COMPOSITES, ALUCORON PE FINISH, ANSUL RED ("PROGRAM RED") SUPPLIED & INSTALLED BY FREYMOSS.
EF-3	STRUCTURAL BRICK, 8x4x16 "TUMBLEWEED" BY INTERSTATE BRICK.
EF-4	STRUCTURAL BRICK, 8x4x16 "DESERT SAND" BY INTERSTATE BRICK.

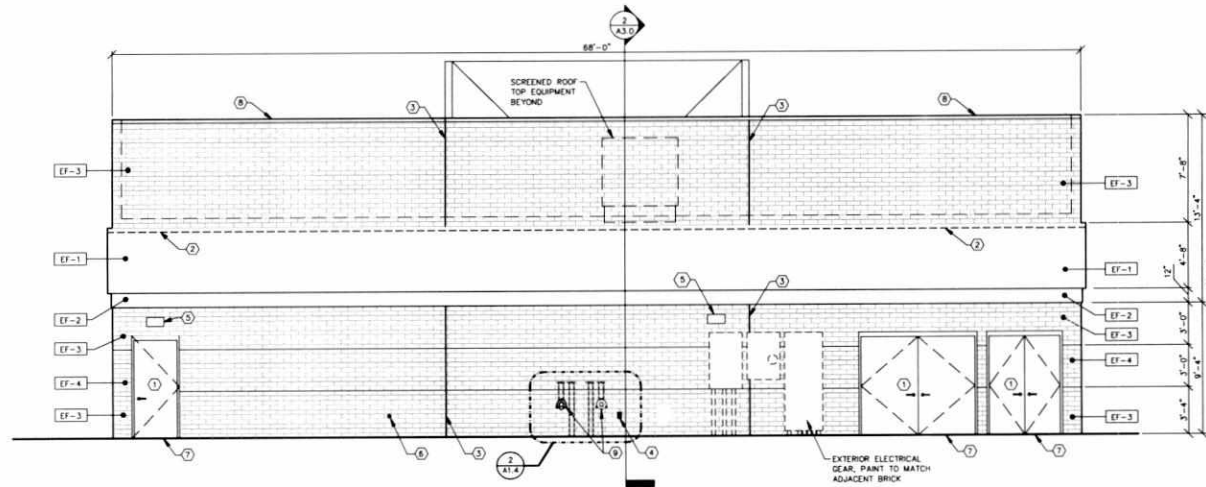
SHEET NO.
A2.0

EXTERIOR ELEVATIONS
MURPHY EXPRESS
3751 STATE HWY. 528 NW
ALBUQUERQUE, NEW MEXICO

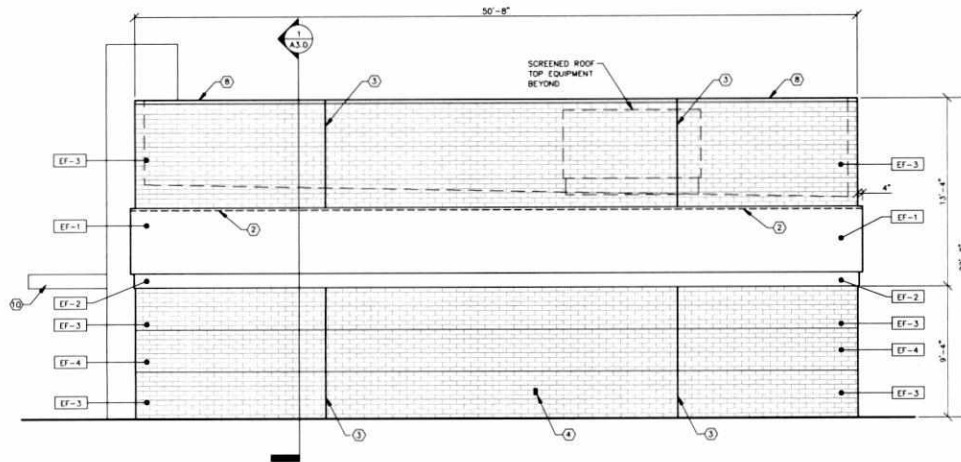
PAN AMERICAN ENGINEERS, LLC
P.O. BOX 841077 JACKSON STREET
ALBUQUERQUE, N.M. 87108
CONF. AUT. FOR BORING.COM

MURPHY OIL USA, INC.
200 PEACH STREET
EL DORADO, AR 71731-7000

MURPHY USA



1 EXTERIOR ELEVATION, REAR
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION, RIGHT
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- HOLLOW METAL DOORS AND FRAMES TO BE PRE-FINISHED TO MATCH MASONRY.
- ALL EXTERIOR DOOR HARDWARE TO MATCH CLEAR ANODIZED.
- ANY PRODUCTS PROPOSED FOR SUBSTITUTION ARE TO BE SELECTED BASED UPON AVAILABILITY AND ARE REQUIRED TO MATCH APPROVED MATERIALS IN COLOR, FINISH AND QUALITY. CONSULT OWNER'S REPRESENTATIVE AND SUBMIT SAMPLES FOR ANY AND ALL SUBSTITUTIONS. OWNER'S REP. WILL CONSULT WITH CITY AUTHORITIES FOR ACCEPTANCE OF SUBSTITUTIONS AND ADVISE SUPPLYING CONTRACTOR PRIOR TO INSTALLATION OF ANY WORK.
- ALL SIGNAGE DEPICTED ON ELEVATIONS ARE TO BE PERMITTED UNDER A SEPARATE SUBMITTAL AND PERMIT WITH THE CITY.

KEY NOTES:

- HOLLOW METAL DOOR, PAINT TO MATCH ADJACENT MASONRY.
- CUSTOM CONTINUOUS EXTERIOR LED COVE LIGHT/WALL WASHER FIXTURE [S-2] REFER TO LIGHTING SCHEDULE SHEET E-2.1.
- CONTROL JOINT
- EXTERIOR ELECTRICAL RECEPTACLES IN WATERPROOF BOXES FOR EXTERIOR ACCESSORIES, SEE ELECTRICAL DRAWINGS.
- WALL MOUNTED EXTERIOR SCENE LIGHTING AT 8'-0" A.F.F. TO BOTTOM OF FIXTURE. SEE PHOTOGRAPHIC DRAWINGS FOR SCENE LIGHTING SPECIFICATIONS.
- HOSE BIB, 1/2" A.F.F. SEE PLUMBING DRAWINGS.
- 8" ALUMINUM FLUTED TOP SADDLE THRESHOLD BY PEMCO 1/4" HIGH LENGTH TO FIT DOOR OPENING.
- CAP FLASHING OVER MASONRY WALL. PAINT SW7889 "BROWN HOUSE TAN".
- ROOF DRAIN ACCESSORY, (DOWNSPOUT NOZZLE), FOR LOCATION RE: 2/A1.4
- PRE-ENGINEERED AND PRE-FINISHED METAL PANEL AWNING BY MURPHY VENDOR.

MATERIAL SCHEDULE:

SYMBOL	DESCRIPTION
EF-1	PREFINISHED METAL PANELS, ALCOA, REYNOLDBOND #4 ("BRUSHED NATURAL ALUMINUM"), SUPPLIED AND INSTALL BY FREYMOSS.
EF-2	PREFINISHED METAL PANELS, 3A COMPOSITES, ALUCORNDOD PE TMS-485C RED, ("PROGRAM RED"), SUPPLIED & INSTALLED BY FREYMOSS.
EF-3	STRUCTURAL BRICK, 8x4x16 "TUMBLEWEED" BY INTERSTATE BRICK.
EF-4	STRUCTURAL BRICK, 8x4x16 "DESERT SAND" BY INTERSTATE BRICK.

SHEET NO.

A2.1

EXTERIOR ELEVATIONS

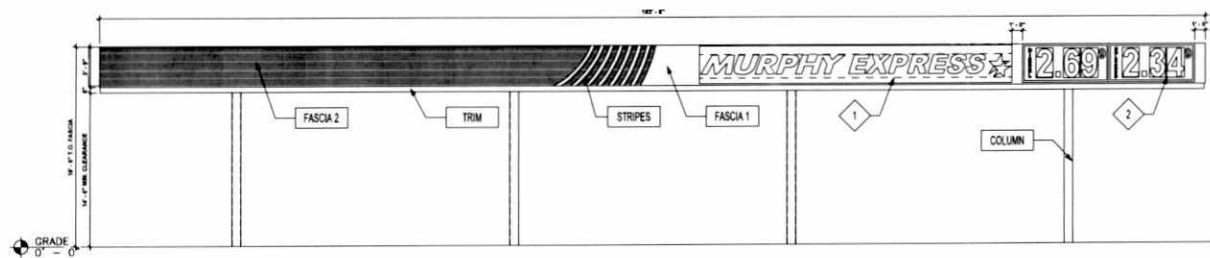
MURPHY EXPRESS
3751 STATE HWY. 828 NW
ALBUQUERQUE NEW MEXICO



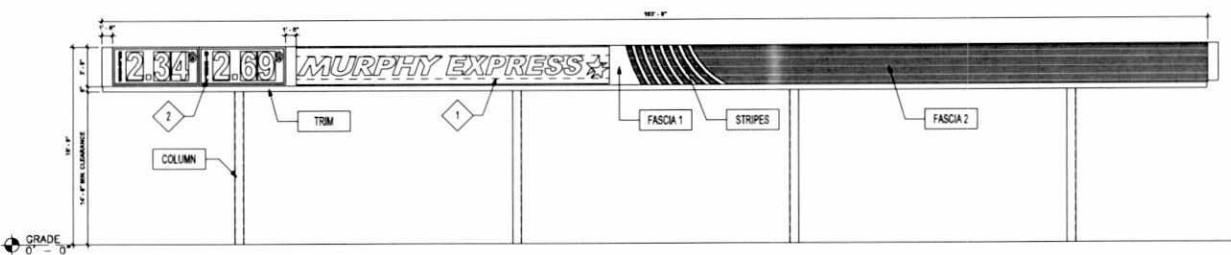
MURPHY OIL USA, INC.

PAN AMERICAN ENGINEERS, LLO
200 PEACH STREET
EL DORADO, AR 71731-7000

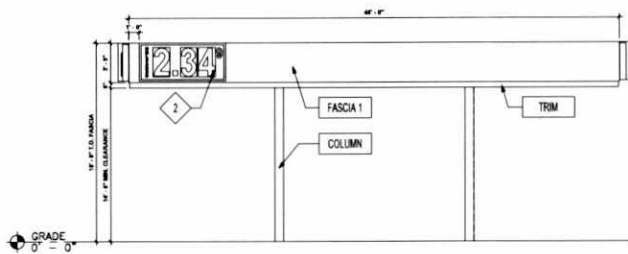
MURPHY USA



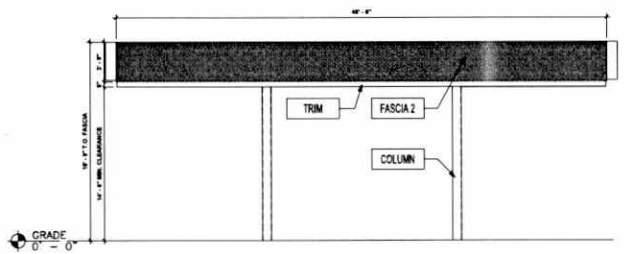
1 FRONT ELEVATION (WEST)
3/16" = 1'-0"



2 REAR ELEVATION (EAST)
3/16" = 1'-0"



3 RIGHT ELEVATION (SOUTH)
3/16" = 1'-0"



4 LEFT ELEVATION (NORTH)
3/16" = 1'-0"

KEYED NOTES

- 1 MURPHY LOGO SIGN FURNISHED BY FAS, INSTALLED BY FAS.
SIGNAGE - 36" X 12" X 1/2"
- 2 CANOPY SIGN FURNISHED BY FAS, INSTALLED BY OTHERS IN THE FIELD. CANOPY DESIGNED TO SUPPORT SIGNAGE AT ALL CORNERS.

FINISH SCHEDULE

FASCIA 1	ACM ALUMINUM COMPOSITE MATERIAL	ACM FASCIA "BUSHED ALUMINUM"	FURNISHED & INSTALLED BY FAS
FASCIA 2	ACM ALUMINUM COMPOSITE MATERIAL	ACM FASCIA "BUSHED ALUMINUM"	FURNISHED & INSTALLED BY FAS
TRIM	30 GA SHEET METAL	3" X 1/2" PRE-FINISHED METAL ACCENT BAND THREE WHITE 3/16" X 1/2"	FURNISHED & INSTALLED BY FAS
COLUMN	SEE STRUCTURAL DRAWINGS	PAINTED "CORMIER BROWN" SH #121	FURNISHED & INSTALLED BY FAS
STRIPS	SEE STRUCTURAL DRAWINGS	PAINTED "CORMIER BROWN" SH #121	FURNISHED & INSTALLED BY FAS

GreenbergFarrow

21 South Evergreen Avenue
Suite 200
Arlington Heights, Illinois 60005
1.847.788.3220

DESIGNER'S NOTE

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ISSUE RECORD

DATE REV. DESCRIPTION
10/10/17 10/10/17 10/10/17

PROFESSIONAL SEAL

PROFESSIONAL OR DESIGNER

FAS 0000

PROFESSIONAL SEAL

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PROFESSIONAL OR DESIGNER

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